



Connells

Gilbert Road
Kingswood BRISTOL



Property Description

An extended three-bedroom mid-terrace home presented in excellent condition throughout and offering versatile family accommodation. The ground floor comprises an entrance hall, lounge with bay window, separate dining room, utility room, downstairs WC and an impressive kitchen/family room extension creating a fantastic entertaining space. The kitchen benefits from integrated fridge/freezer, integrated dishwasher, electric hob and ample storage, whilst the family area enjoys a feature skylight and sliding doors opening onto the rear decking. To the first floor are three bedrooms and a modern family bathroom fitted with a rainfall shower over the bath. Further benefits include UPVC double glazing, gas central heating, smooth ceilings with spotlights throughout much of the property and a recently replaced roof to the rear extension completed in June 2026. Externally the property offers a raised decked seating area leading onto a generous lawned garden with pathway to the rear. Beyond the garden is a detached garage and off-street parking accessed from the rear lane.

Entrance Hall

Obscured double glazed door to the front aspect, wood effect flooring, stairs rising to the first floor,

under stairs storage cupboard, access to dining room and utility room, wall mounted radiator.

Downstairs Wc

Obscured double glazed window, wood effect flooring, partly tiled walls, WC, wash hand basin with mixer tap, smooth ceiling, wall mounted radiator.

Utility Room

5' 10" x 4' 11" (1.78m x 1.50m)

Double glazed window, wood effect flooring, range of wall and base units with

worktops over, space for washing machine, space for fridge, smooth ceiling with spotlights, wall

mounted radiator.

Kitchen/Family Room

19' 1" max x 8' 4" max (5.82m max x 2.54m max)

Double glazed window to the rear aspect, wood effect flooring, range of wall and base units with

worktops over, stainless steel sink with mixer tap, integrated microwave, integrated electric oven,

electric hob with extractor over, feature skylight, loft access, smooth ceiling with spotlights, double

glazed sliding doors to the rear garden, wall mounted radiator.

Dining Room

12' 9" x 11' 4" (3.89m x 3.45m)

Internal room open to adjoining accommodation, wood effect flooring, storage to either side of

chimney breast, smooth ceiling with spotlights, wall mounted radiator.

Lounge

12' 8" max x 11' 3" max (3.86m max x 3.43m max)

Double glazed bay window to the front aspect, wood effect flooring, feature wall mounted electric

fireplace, smooth ceiling, wall mounted radiator.

Landing

Double glazed window to the rear aspect, carpet flooring, loft access hatch, smooth ceiling with

spotlights, wall mounted radiator.

Bedroom One

11' 11" max x 11' 3" max (3.63m max x 3.43m max)

Double glazed bay window to the front aspect, carpet flooring, TV point, space for freestanding

wardrobes, smooth ceiling, wall mounted radiator.

Bedroom Two

11' 11" max x 11' 7" max (3.63m max x 3.53m max)

Double glazed window to the rear aspect, carpet flooring, space for freestanding wardrobes,

smooth ceiling, wall mounted radiator.

Bedroom Three

8' 1" max x 6' 9" max (2.46m max x 2.06m max)

Double glazed window to the rear aspect, carpet flooring, space for freestanding chest of drawers,

smooth ceiling, wall mounted radiator.

Family Bathroom

6' 8" x 5' 4" (2.03m x 1.63m)

Obscured double glazed window to the rear aspect, vinyl flooring, partly tiled walls, panelled bath

with rainfall shower over, ceramic wash hand basin with mixer tap, WC, smooth ceiling with spotlights, wall mounted radiator.

Outside

To The Front

Low maintenance front garden enclosed by rendered wall with pathway leading to the entrance

door. Bay-fronted façade with attractive brick arch detailing and pedestrian access to the property.

To The Rear

Raised composite decked seating area directly from the kitchen/family room with steps leading to a

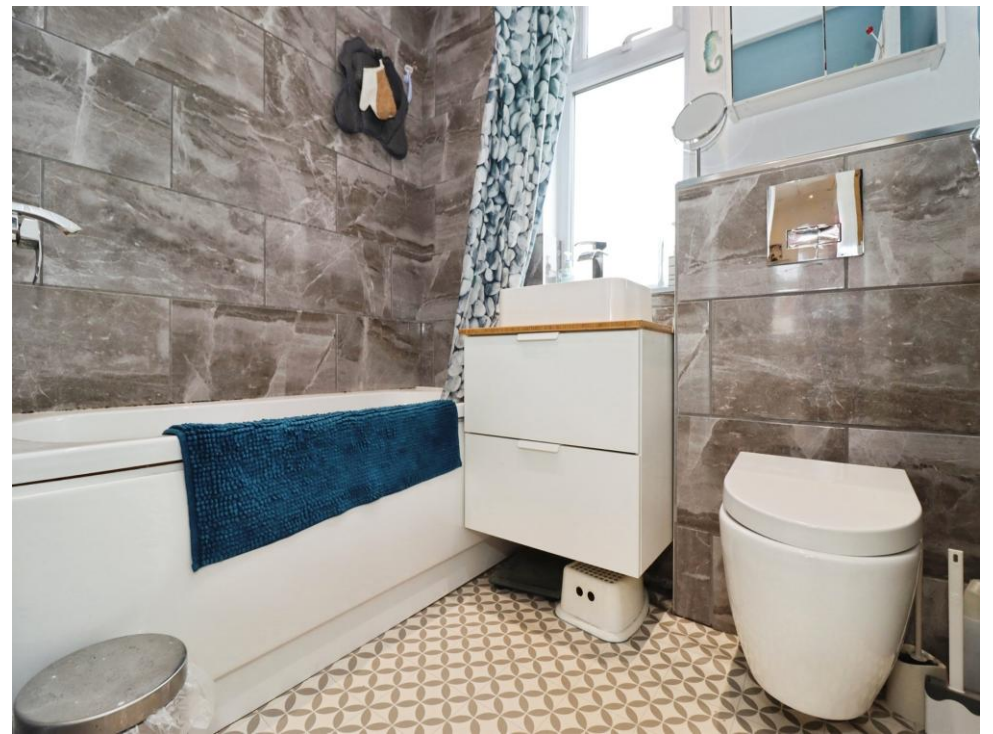
generous lawned garden. Mature shrub borders and pathway extending to the rear of the plot.

Detached garage and off-street parking accessed via the rear lane.

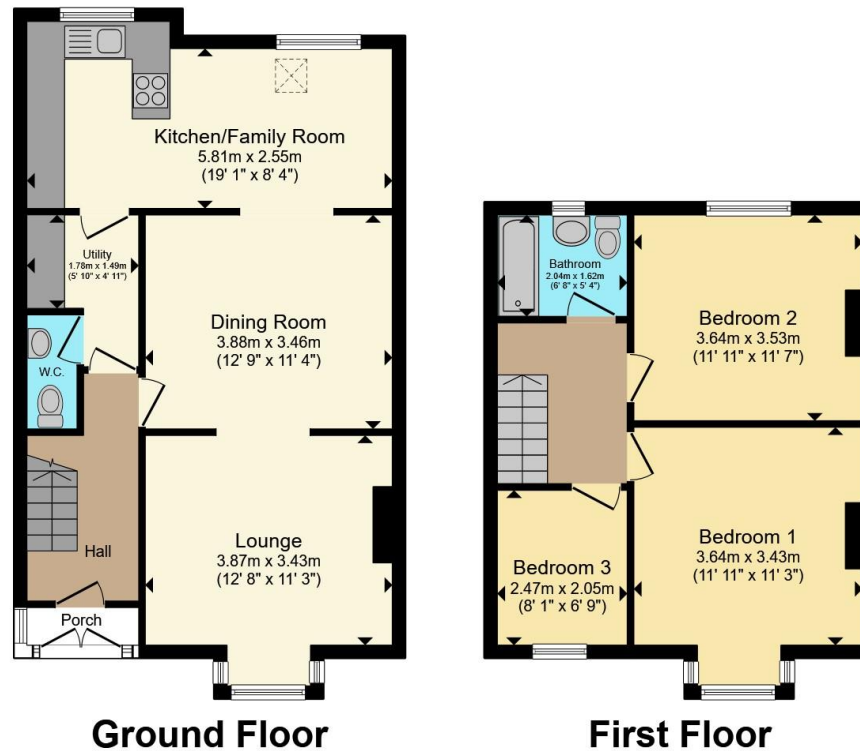
Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.









Total floor area 96.4 m² (1,038 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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1 Regent Street Kingswood
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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