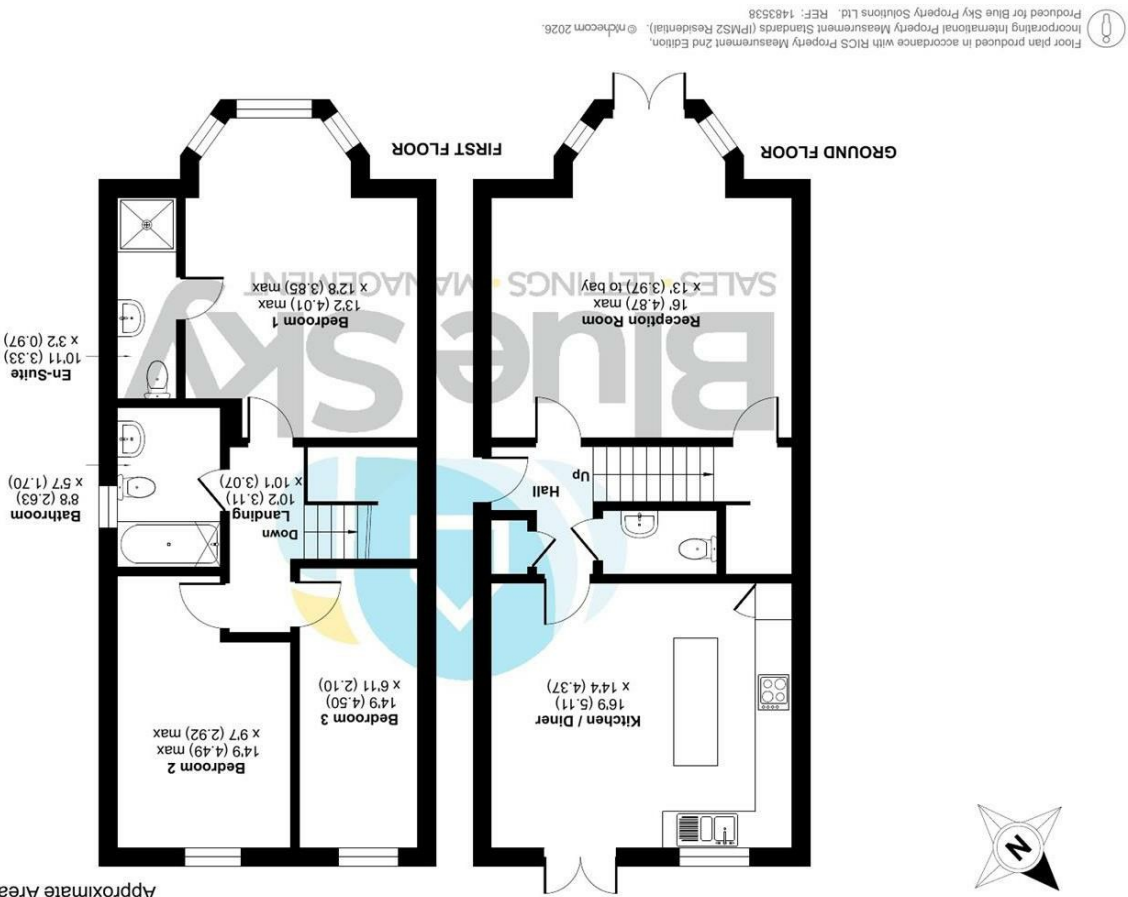




Filwood Gardens, Bristol, BS15

Approximate Area = 1210 sq ft / 112.4 sq m
For identification only - Not to scale



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

Don't forget to register and stay ahead of the crowd.

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See all of our amazing properties and get lots of help at;

28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: C | Property Tenure: Freehold

WOW WOW WOW!! Welcome to this stunning 2019 built three-bedroom end terrace home located within the small development of Filwood Gardens, Kingswood, Bristol. This property is perfect for families or those seeking a spacious and comfortable living environment and it comes with the added benefit of no onward chain, making your move easier. As you enter, you are greeted by an impressive lounge that boasts period features, adding a touch of character and charm to the home. The kitchen/diner is a fantastic space for entertaining, providing ample room for family meals and gatherings. The property features three well-proportioned bedrooms, with bedroom one benefiting from period features and an en-suite for added convenience. In addition, there is a family bathroom and a downstairs cloakroom, making this home ideal for busy households. Outside, you will find a beautifully landscaped rear garden, perfect for enjoying the outdoors. The front of the property offers parking for two vehicles, a valuable asset in this area. The property is within walking distance to local amenities, bus stop and school. This end terrace home combines modern living with period charm, making it a wonderful opportunity for anyone looking to settle in Kingswood. With its spacious interiors, convenient amenities, and lovely outdoor space, this property is not to be missed. We invite you to come and see for yourself the potential this home has to offer.



Entrance Hall
Door and double glazed window to side, radiator, stairs to first floor landing (with bottom step that pulls out for storage), wood effect flooring, storage cupboard housing fuse board.

Cloakroom
Extractor fan, W.C, wash hand basin, tiled splash backs, radiator, wood effect flooring.

Lounge
16' max x 13' to bay (4.88m max x 3.96m to bay)
Two double glazed windows to front, double glazed French doors to front, two radiators, wood effect flooring, picture rail, ceiling rose, coved ceiling, under stairs storage cupboard with custom book shelf on the cupboard door.

Kitchen/Diner
16'9 x 14'4 (5.11m x 4.37m)
Two double glazed windows to rear, double glazed French doors to rear, wood effect flooring, two radiators, extractor fan, wall and base units with worktops over, one and a half bowl sink and drainer, tiled splash backs, integrated fridge/freezer, gas hob, double oven and cooker hood, integrated slimline dishwasher, integrated washing machine, wall mounted cupboard housing gas combination boiler, breakfast bar/feature island with storage.

First Floor Landing
10'2 x 10'1 (3.10m x 3.07m)
Doors to all first floor rooms.

Bedroom One
13'2 max x 12'8 max (4.01m max x 3.86m max)
Double glazed sash bay window to front, radiator, door to en-suite.

En-Suite
10'11 x 3'2 (3.33m x 0.97m)
Extractor fan, W.C, tiled splash backs, part tiled walls, wash hand basin, shower cubicle, shaver point, heated towel rail, wood effect flooring.

Bedroom Two
14'9 max x 9'7 max (4.50m max x 2.92m max)
Double glazed window to rear, radiator.

Bedroom Three
14'9 x 6'11 (4.50m x 2.11m)
Double glazed window to rear, radiator.

Bathroom
8'8 x 5'7 (2.64m x 1.70m)
Double glazed window to side, extractor fan, shaver point, heated towel rail, W.C, wash hand basin, enclosed bath with shower over, shower screen, part tiled walls, wood effect flooring.

Front
OHME EV charger, canopy over front door, gravel area, bin store, bike store, gated side access, large shrub.

Driveway Parking
Tandem parking for two cars.

Rear Garden
Enclosed garden, outside tap, lawn area, patio area, vegetable planter, plants and shrub boarders, trees, outside power, stone store, wall planters, shed, side gate, meters, lean to greenhouse.

Communal Area
Decorative gates to front of the development, pedestrian gate, communal grounds with lawn and trees.

Outside Store
Located as you enter the site on the right. Outside storage, numbered 10.

Agents Note
The vendor has advised there is a site fee of £375.96 per year. This covers maintenance of the development. The charge is reviewed yearly.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	88

