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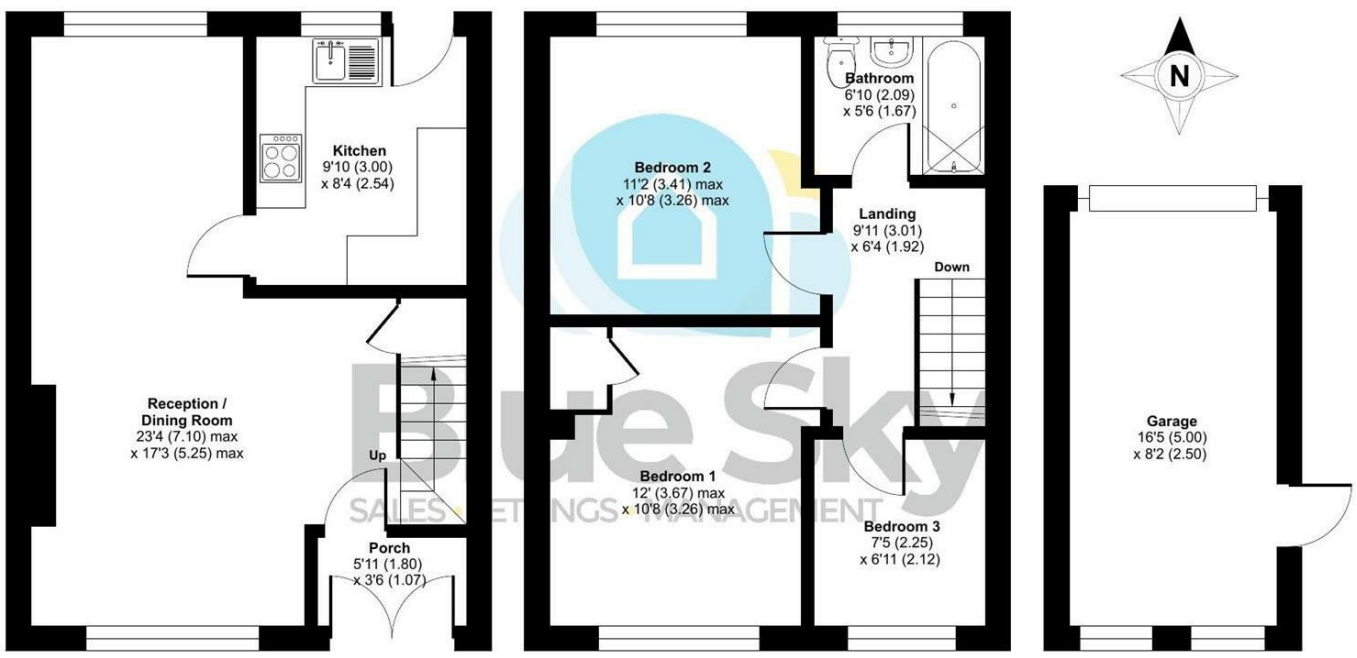
128 Chiphouse Road, Kingswood, Bristol, BS154TZ

Offers In Excess Of £300,000



Chiphouse Road, Bristol, BS15

Approximate Area = 802 sq ft / 74.5 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 937 sq ft / 87 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1522968

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Like what you see?

Get in touch to arrange a viewing;

t: 0117 9328165
info@bluesky-property.co.uk
28 Ellacombe Road, Bristol, BS30 9BA

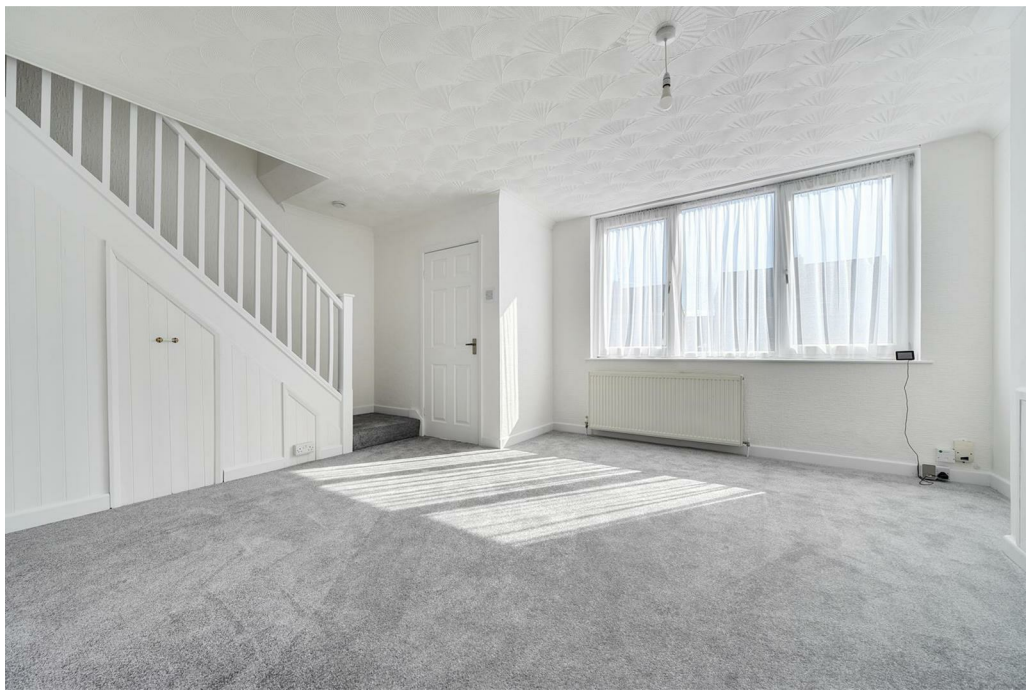
See all of our amazing properties and get lots of help at;

www.bluesky-property.co.uk

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

The Important Bit!

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 approximate and our floorplans are provided as a general 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/drained 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.



3 1 1 C

Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Located on Chiphouse Road in the popular area of Kingswood, Bristol, this delightful three-bedroom middle terrace home presents an excellent opportunity for families and first-time buyers alike. With no onward chain, you can move in with ease and start enjoying your new home right away. Upon entering, you are welcomed by a convenient entrance porch that leads into a spacious lounge/diner, perfect for both relaxation and entertaining guests. The well-appointed kitchen offers functionality and style, making meal preparation a pleasure. The property boasts three comfortable bedrooms, providing ample space for family or guests, along with a well-maintained bathroom. Outside, the rear garden offers a private retreat, ideal for outdoor gatherings or simply enjoying a quiet moment in the fresh air. Additionally, the property features a garage at the rear, providing valuable storage or parking options, along with a driveway at the front for added convenience. This home is well presented throughout, ensuring a warm and inviting atmosphere. Its prime location means you are close to the local school, essential amenities and the ring road. In summary, this three-bedroom terrace home on Chiphouse Road. Don't miss your chance to make it your own.





Entrance Porch
5'11 x 3'6 (1.80m x 1.07m)
Double glazed French doors to front, fuse board, electric meter, radiator.

Lounge/Diner
23'4 max x 17'3 max (7.11m max x 5.26m max)
Double glazed windows to front and rear, two radiators, door to porch, stairs to first floor landing, under stairs storage cupboard housing gas meter.

Kitchen
9'10 x 8'4 (3.00m x 2.54m)
Double glazed window and door to rear, a range of wall and base units with worktops over, space for fridge, space for freezer, tiled splash backs, gas hob, electric oven, sink and drainer, space for washing machine, radiator.

First Floor Landing
9'11 x 6'4 (3.02m x 1.93m)
Loft access (with drop down ladder, part boarded and light).

Bedroom One
12' max x 10'8 max (3.66m max x 3.25m max)
Double glazed window to front, radiator, airing cupboard housing gas combination boiler.

Bedroom Two
11'2 max x 10'8 max (3.40m max x 3.25m max)
Double glazed window to rear, radiator.

Bedroom Three
7'5 x 6'11 (2.26m x 2.11m)
Double glazed window to front, radiator.

Bathroom
6'10 x 5'6 (2.08m x 1.68m)
Double glazed window to rear, W.C, enclosed bath with shower head off taps, wash hand basin, radiator, part tiled walls.

Front/Driveway
Driveway parking for two cars.

Garage
16'5 x 8'2 (5.00m x 2.49m)
Up and over door to front, power and light, two windows to rear, side door to rear garden. Garage is accessed via the rear lane.

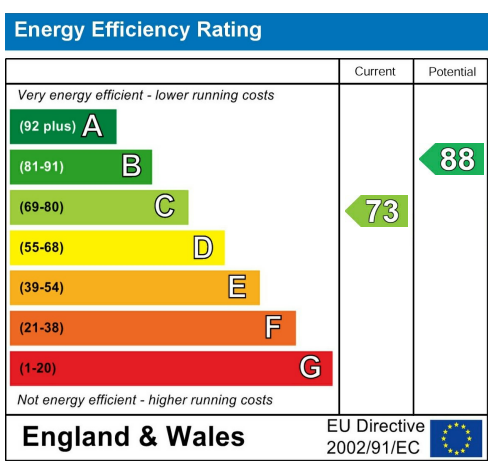
Rear Garden
Enclosed garden, outside tap, lawn area, bark boarders, rear gate, door to garage.

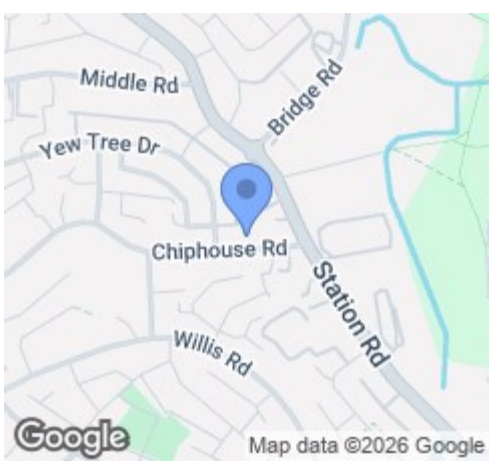
Agent Note
The vendor has advised there is a yearly rent charge of £8.40p.

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.









The Property Ombudsman

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