



# 208 Charlton Road

Kingswood, Bristol, BS15 1LY

**Offers In Excess Of £325,000**



Nestled on the charming Charlton Road in Kingswood, Bristol, this delightful mid-terrace Victorian house offers a perfect blend of character and modern living. Spanning an impressive 1,098 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The three well-proportioned bedrooms provide ample space for relaxation and rest, making this home suitable for families or those seeking extra room for guests or a home office. The property has been thoughtfully updated, featuring a refitted kitchen and shower room that have been finished to a high standard, ensuring both style and functionality.

One of the standout features of this home is the enclosed rear garden, which offers a private outdoor space for gardening, play, or simply unwinding in the fresh air. With convenient rear access, this garden is not only a lovely retreat but also practical for everyday use.

This property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. With its blend of period charm and modern amenities, this Victorian terrace is sure to impress.



Entrance Hall

Hallway

Lounge 15'3" x 12'11" (4.66m x 3.96m)

Dining Room 13'10" x 13'1" (4.22m x 4.00m)

Kitchen 8'1" x 9'1" (2.48m x 2.77m)

Shower Room 8'1" x 8'10" (2.48m x 2.70m)

Bedroom 1 13'9" x 10'0" (4.20m x 3.05m)

Bedroom 2 13'3" x 10'0" (4.04m x 3.07m)

Bedroom 3 13'3" x 8'7" (4.06m x 2.64m)

Garden

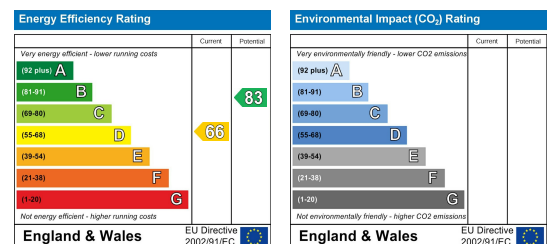
## Area Map



## Floor Plans



## Energy Efficiency Graph



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