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- Hallway 12'0" x 10'0" (3.66m x 3.05m)
- Living Room 15'5" x 10'11" (4.72m x 3.34m)
- Living Room 12'0" x 10'0" (3.66m x 3.05m)
- Kitchen 7'8" x 10'6" (2.34m x 3.21m)
- Bathroom 7'10" x 6'11" (2.40m x 2.12m)
- Landing 15'7" x 10'3" (4.77m x 3.14m)
- Bedroom 14'2" x 6'2" (4.33m x 1.89m)
- Bedroom 8'4" x 7'8" (2.55m x 2.36m)
- Garage 19'10" x 4'3" (6.07m x 1.31m)
- Garage Room 11'10" x 9'0" (3.63m x 2.76m)



- Three well-proportioned bedrooms
- Bright lounge with original features
- Spacious dining room
- Stylish refitted kitchen
- Private enclosed rear garden
- Beautifully presented throughout
- Ideal for first-time buyers
- Early viewing highly recommended

40 Court Road, Kingswood, Bristol, BS15 9QD
Offers In Excess Of £315,000 Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B



Situated along a popular road in Kingswood, this attractive and improved period home retains much of its original charm and character.

The accommodation comprises an entrance hallway, a lounge featuring the original centre rose and decorative ceiling cornice, a spacious dining room, a refitted kitchen, and a characterful period-style bathroom. To the first floor are three well-proportioned bedrooms.

Externally, the property benefits from a small garden to the front, while to the rear there is an enclosed garden along with the added advantage of a larger-than-average garage.

Beautifully presented throughout, this delightful home is sure to appeal to first-time buyers. Early viewing is highly recommended.



the location

Set within easy striking distance of the extensive facilities of Kingswood town centre. Hanham high street and Longwell Green retail park are both within a short distance. There are good local schools close at hand making this well located home ideal for the young or growing family. Bristol 3.6 miles Bath 9.2 miles

what the owners will miss

"We've truly loved calling this place home and will be really sad to leave. We've put our stamp on it over the years and really made it something special. There's such a warm, village like feel to the high street, with friendly neighbours and a real sense of community, which has made it especially homely for us. We've spent many happy days playing with our kids in the local park whilst enjoying how safe and family-friendly it feels. Having great restaurants, bars and handy shops so close by has been a real luxury, and the ease of getting into Bristol city centre while still seeing the South Gloucestershire hills in the distance is something we've never taken for granted.

The garden has been one of our favourite spots—a real sun trap; perfect for BBQs and having friends over. We'll really miss our home and hope the next people living here get as much out of it as we have."



just a thought...

Period homes in this part of Kingswood rarely offer any form of off-road parking, let alone a larger-than-average garage. The garage has been partly converted into a dog grooming parlour, presenting a fantastic opportunity for those seeking a work-from-home space. It offers versatile potential while still retaining valuable storage space.