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- Porch 2'10" x 5'2" (0.87 x 1.58 m)
- Hallway 7'0" x 2'6" (2.16 x 0.78 m)
- Living Room 13'9" x 11'2" (4.21 x 3.42 m)
- Kitchen/Dining Room 17'2" x 11'8" (5.24 x 3.58 m)
- WC 7'1" x 2'6" (2.16 m x 0.78 m)
- Landing 12 ft²
- Bedroom 13'11" x 9'10" (4.25 m x 3.02 m)
- Bedroom 11'7" x 10'8" (3.55 m x 3.27 m)
- Bedroom 8'11" x 6'11" (2.74 m x 2.11 m)
- Bathroom 5'10" x 5'8" (1.79 m x 1.73 m)
- Workshop/Office 11'9" x 7'10" (3.59 m x 2.41 m)
- Storage 11'10" x 4'1" (3.61 m x 1.25 m)

987 ft ²	Approximate total area
91.8 m ²	Balconies and terraces
88 ft ²	Reduced bedroom
8.2 m ²	
12 ft ²	
1.2 m ²	



- Character home
- Living room
- Open plan kitchen/diner
- Three bedrooms
- Family bathroom
- Large workshop/office/store
- Two parking spaces
- Rear garden

81 Kingsway, Kingswood, Bristol, BS15 8AJ
£370,000 Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Well presented character home, entrance hallway, living room, open plan kitchen/diner, covered deck and outside WC.

At the first floor are three bedrooms and a bathroom.

With decent sized garden to rear, there is a large workshop/store/office accessed via a lane to the rear. There are also two parking spaces at the rear.



the location

Set on the ever popular Kingsway, offering excellent access the shops and facilities of both Kingswood and Hanham high streets. There are a range of schools nearby, and green walks at both Troopers Hill Nature Reserve and Magpie Bottom Nature Reserve. Bristol 2.7 miles Bath 10.1 miles

what the owners will miss

"The first thing I will miss will be my neighbours, then the gardens, birds and being able to walk everywhere ie shops, parks etc. "



just a thought...

If you hadn't considered this area before, think again! Surprisingly well located with a whole host of local amenities, and large garden. Viewing recommended.