

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway 15'10" x 3'2" (4.83 x 0.99)
- Living Room 11'10" x 10'6" (3.61 x 3.21)
- Reception Room 12'0" x 14'4" (3.68 x 4.39)
- Kitchen 12'0" x 6'7" (3.67 x 2.01)
- Sun Room 10'9" x 6'8" (3.30 x 2.05)
- Lobby 2'1" x 7'0" (0.90 x 2.14 m)
- Bathroom 7'2" x 6'8" (2.19 x 2.05)
- First Floor Landing 11'10" x 14'4" (3.63 x 4.38)
- Bedroom 12'1" x 13'1" (3.70 x 3.99)

Approximate total area 956 ft² 88.6 m²

GIRAFFE360
 Calculations are based on RICS PMS 3C standard.
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.



- Living room
- Second reception room
- Sun room/dining area
- Kitchen
- Bathroom
- Two bedrooms
- Larger than average garden
- Viewing advised

19 Court Road, Kingswood, Bristol, South Gloucestershire, BS15 9QB
Asking Price £310,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B

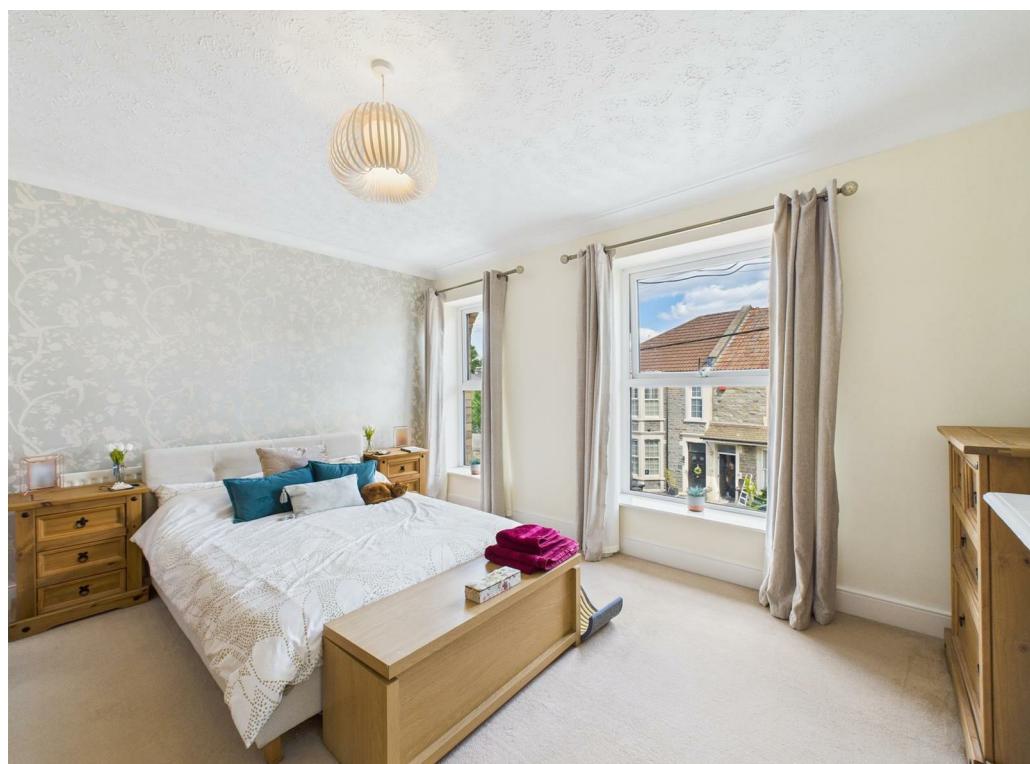


Beautifully presented Victorian semi detached home.

Entrance hallway, living room, second separate reception, sun room/dining area, modern kitchen and bathroom at the ground floor.

At the first floor are two double bedrooms.

To the rear is a larger than average garden with lawn and areas laid to chippings, with a rear pedestrian access. Decorated to a good standard throughout, a viewing is advised.



the location

Set in a convenient location, close to all good local amenities, including local schools, pub and Kings Chase shopping centre. Both Hanham and Longwell Green, with the high street and retail park, are but a short drive away. The Avon ring road, is easily accessible. Bristol 4 miles Bath 9.2 miles

what the owners will miss

"We've been lucky to have incredible neighbours—always there when we needed anything, whether it was keeping an eye on the house while we were away, or just sharing a good laugh on the doorstep. There's a real sense of community here, and that's something we'll truly miss. The house itself has been such a special place, with its beautiful features, open fireplaces and high ceilings, that makes every room feel so spacious. We're excited for the next chapter, but we'll always have fond memories - both in the home and in the people around us."



just a thought...

Deceptively spacious and beautifully presented. Homes of this type always prove popular. Surprisingly large garden, and all offered at an extremely competitive price point.