

**Sold**



3 BEDROOM TERRACED | FOREST ROAD, KINGSWOOD, BS15 | £325,000



## DESCRIPTION

Beautiful Victorian mid-terrace cottage that has been comprehensively refurbished to provide contemporary styled, light and airy living space, arranged over three floors. The reception hallway leads to an open plan, dual aspect sitting room and dining area, and on to a refitted kitchen with WC to the rear. The first floor provides two double bedrooms and a spacious bath and shower room, whilst the jewel in the crown of this wonderful property proves to be the loft conversion which is currently configured as a large double bedroom with breathtaking, panoramic Westerly views with the backdrop of the Bristol skyline. Externally there is a large garden to the rear which is mainly laid to lawn with an extensive patio area, ideal for al fresco dining and entertaining.

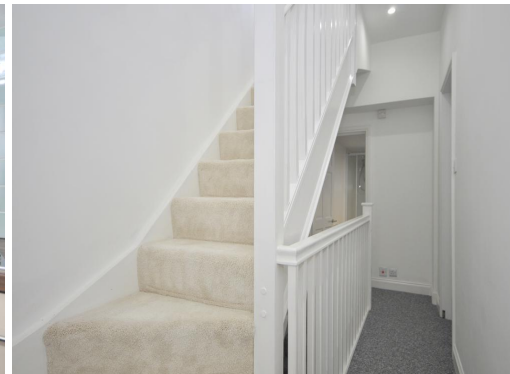
Conveniently located between Kingswood and Hanham the property is well positioned to take advantage of a wide range of local amenities. Situated within walking distance of Beacon Rise Primary School, which is rated as "outstanding" by OFSTED, this property will appeal to a wide cross section of the market.

Tenure: Freehold  
Local Authority: South Gloucestershire  
Council Tax Band: B  
EPC Rating: D  
All mains services connected  
Gas central heating



## KEY FEATURES

- Victorian terrace cottage
- Loft conversion / 3rd bedroom
- Refitted kitchen
- Stunning Westerly views
- Double glazing
- Two double bedrooms
- Open plan sitting room with dining area
- Downstairs WC
- Gas central heating
- Extensive rear garden





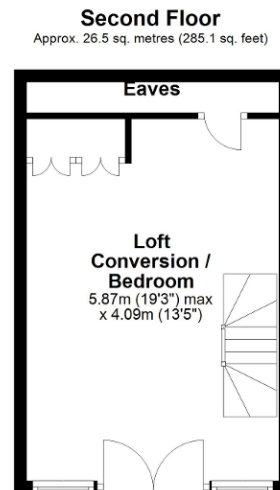
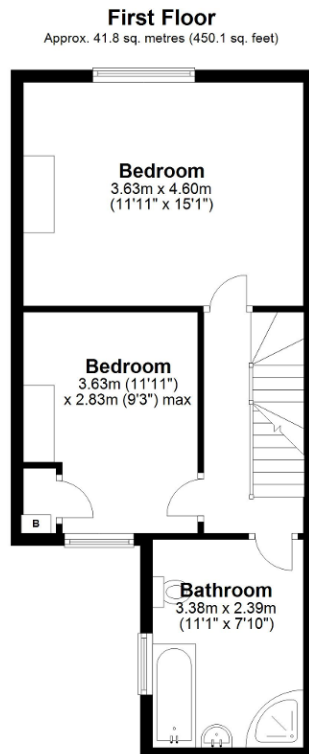
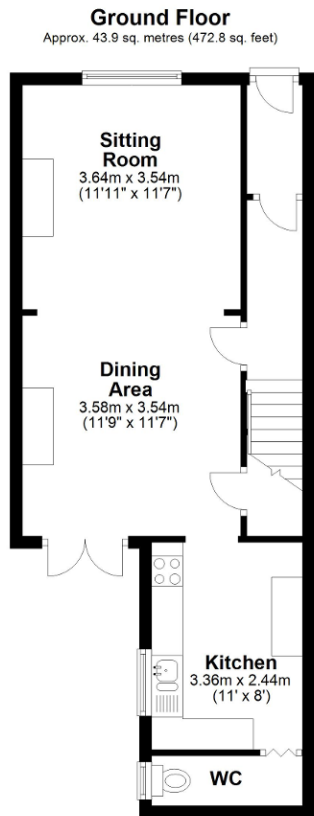


**ENERGY EFFICIENCY**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



Total area: approx. 112.2 sq. metres (1208.0 sq. feet)

**APPLEBY & TOWNEND**

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