



SARAH CLARK
PROPERTY CONSULTANTS

18B |
SOUTH ROAD, BRISTOL, BS15 8JW

Stylish Two-Bedroom Maisonette with Garden | Kingswood, Bristol

Available immediately, this beautifully arranged two-bedroom maisonette is situated on the sought-after South Road in Kingswood, offering convenient access to local shops, amenities, and transport links.

The property boasts spacious and well-defined living accommodation, featuring an elegant living room and a separate dining room, creating a versatile layout ideal for modern living and entertaining. The home further benefits from access to a private garden, providing a peaceful outdoor retreat.

The first floor comprises two generously sized bedrooms and a contemporary family bathroom, completing this well-balanced and comfortable home.

Two-bedroom maisonette

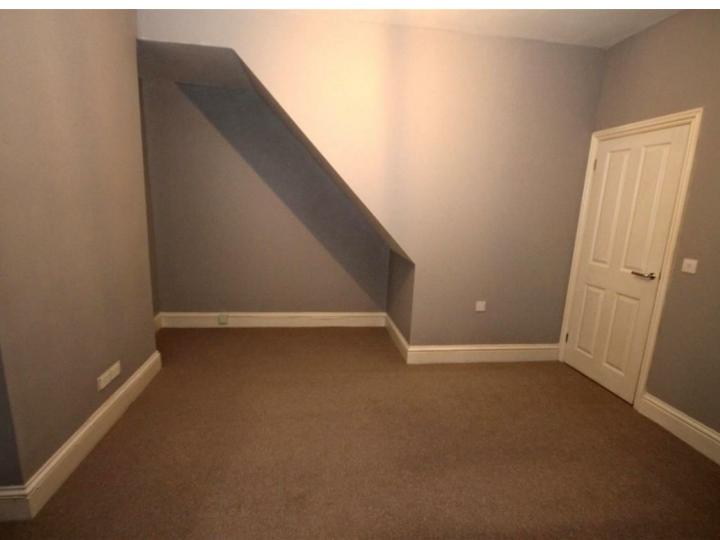
Distinct living and dining rooms

Private garden

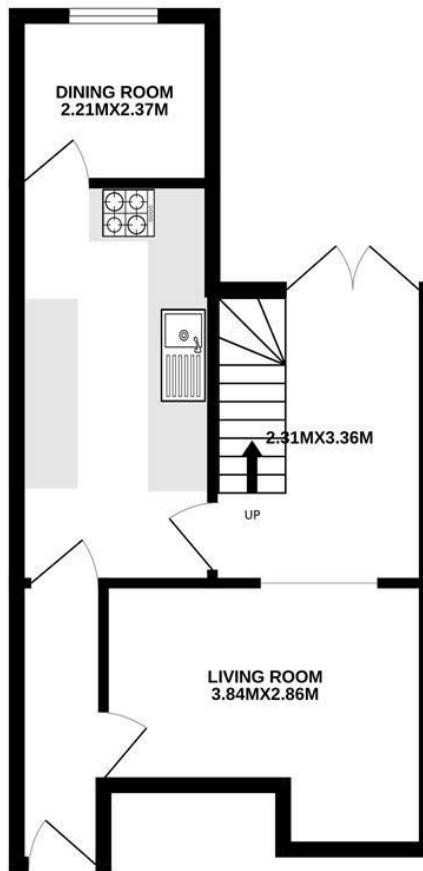


Features

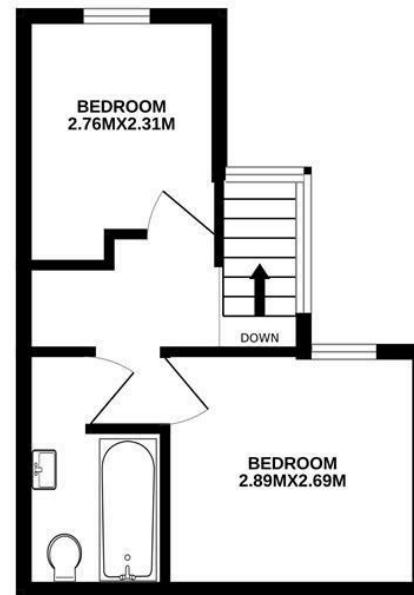
- Two-bedroom maisonette
- Distinct living and dining rooms
- Private garden
- Family bathroom on the first floor
- Prime Kingswood location close to shops and amenities
- Available now



GROUND FLOOR



1ST FLOOR



TENURE

SERVICES

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LOCAL AUTHORITY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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