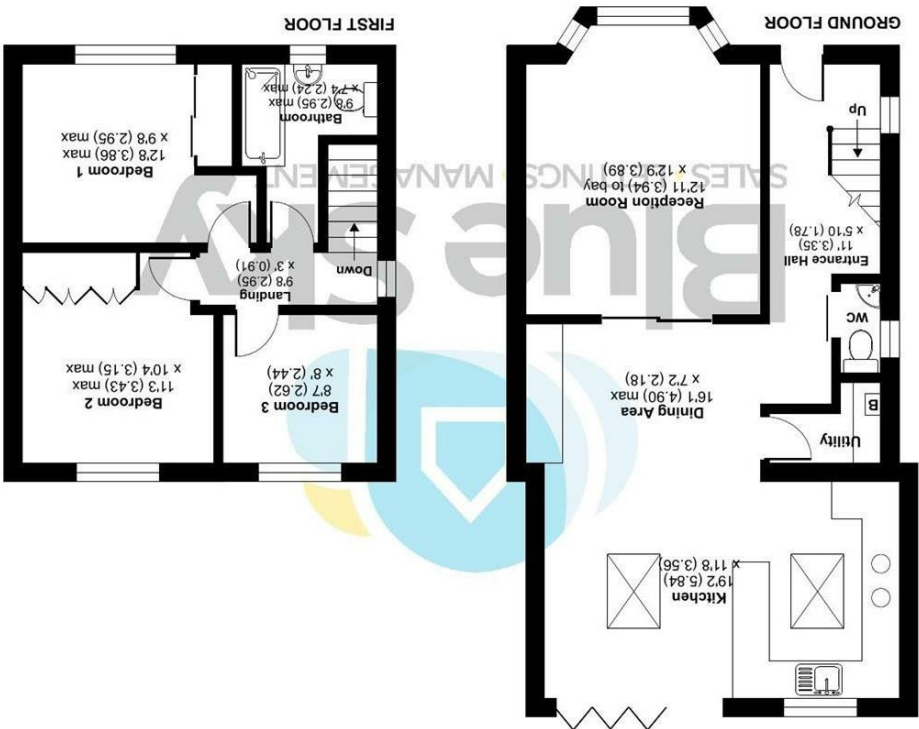




Russell Avenue, Kingswood, Bristol, BS15

Approximate Area = 1080 sq ft / 100.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © RICS 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1498641

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drain down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: B | Property Tenure: Freehold

WOW WOW WOW!! Located on Russell Avenue in Kingswood, this beautifully presented three-bedroom semi-detached home offers a perfect blend of comfort and modern living. Set on a desirable corner plot, the property has been thoughtfully extended to provide ample space for families or those seeking a little extra room. Upon entering, you are greeted by an impressive kitchen and dining area, which is not only spacious but also features air conditioning, ensuring a pleasant atmosphere all year round. The separate lounge provides a cosy retreat, ideal for relaxing after a long day. Additionally, the property boasts a utility room and a cloakroom, adding to the convenience of everyday living. The three well-proportioned bedrooms offer plenty of natural light and are perfect for restful nights. With a main bathroom and downstairs cloakroom, morning routines will be a breeze, accommodating the needs of a busy household. Outside, the property benefits from ample driveway parking, making it easy for you and your guests. The good-sized rear garden is a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. Schools and local amenities are close by, making this an ideal location! Don't miss out on this wonderful home!



Entrance Hall
11' x 5'10 (3.35m x 1.78m)
Double glazed door to front, double glazed window to side, stairs to first floor landing, wall unit housing fuse board, under stairs storage area, radiator, spotlights, wood effect flooring.

Cloakroom
Double glazed window to side, W.C, wash hand basin with vanity, spotlight, tiled splashback, wood effect flooring, sliding door.

Lounge
12'11 to bay x 12'9 (3.94m to bay x 3.89m)
Double glazed bay window to front, radiator, spotlights, sliding doors to kitchen/dining area.

Kitchen
19'2 x 11'8 (5.84m x 3.56m)
Double glazed window to rear, double glazed bi-fold door to rear (both window and bi-fold with built in blinds), two skylight windows, feature radiator, wall mounted air conditioning unit (hot and cold), wall and base units, wood effect flooring, spotlights, space for fridge/freezer, cooker hood, space for gas range cooker, worktops, tiled splashbacks, integral dishwasher, sink and drainer built into worktop.

Dining Area
16'1 max x 7'2 (4.90m max x 2.18m)
Wood effect flooring, space for wine fridge, wine rack, spotlights, base units with worktop over, open to kitchen.

Utility
Wall mounted gas combi boiler, spotlight, wall unit, worktop, wood effect flooring, space for washing machine, space for tumble dryer.

First Floor Landing
9'8 x 3' (2.95m x 0.91m)
Double glazed window to side, spotlights, loft hatch (part boarded, light and power).

Bedroom One
12'8 max x 9'8 max (3.86m max x 2.95m max)
Double glazed window to front, radiator, spotlights, fitted wardrobe with sliding doors.

Bedroom Two
11'3 max x 10'4 max (3.43m max x 3.15m max)
Double glazed window to rear, radiator, spotlights, wall panelling, fitted wardrobes.

Bedroom Three
8'7 x 8' (2.62m x 2.44m)
Double glazed window to rear, radiator, spotlights.

Bathroom
9'8 max x 7'4 max (2.95m max x 2.24m max)
Double glazed window to front, heated towel rail, enclosed bath with shower over, part tiled walls, spotlights, extractor fan, W.C, wash hand basin, bathroom cabinet, wood effect flooring.

Front/Driveway
Canopy over front door, side gate to rear garden, gravel driveway with parking for several cars.

Rear Garden
Enclosed rear garden, outside taps with hot and cold feeds, patio area, outside power, area laid to gravel, side gate, garden shed, astro turf, rear patio, outside light.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



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		
	68	77
England & Wales	EU Directive 2002/91/EC	

