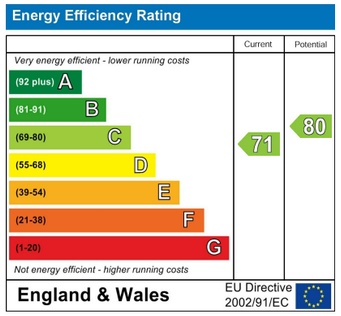


Chase Road, Bristol, BS15

Approximate Area = 1005 sq ft / 93.3 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). ©nichecom 2026. Produced for Davies & Way. REF: 1502998

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1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

3 Chase Road, Kingswood, Bristol, BS15 1TS



Guide Price £300,000

A charming two double bedroom period home that offers spacious accommodation throughout.

- Lounge
- Dining room
- Kitchen
- Breakfast room
- WC/Utility room
- Two double bedrooms
- Bathroom
- Garden

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RICS

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3 Chase Road, Kingswood, Bristol, BS15 1TS

An excellent example of a sympathetically extended two double bedroom period home that has been subject to a programme of recent improvements, while still offering scope for a new owner to add their own mark.

Internally, the ground floor is accessed via an entrance vestibule which opens into a welcoming hallway. From here is a bay fronted lounge with feature gas fireplace, together with a full-width dining room featuring French doors that provide direct access to the rear garden. The ground floor further benefits from a double galley style kitchen which leads to an additional reception/breakfast room, again providing access to the garden, as well as a useful WC/utility room. To the first floor are two well proportioned double bedrooms. The principal bedroom enjoys a feature exposed brick wall and walk-in wardrobe, while the second double bedroom overlooks the rear garden. The internal accommodation is completed by a three-piece family bathroom.

Externally, both the front and rear gardens have been landscaped with ease of maintenance in mind. The front provides a small paved area ideal for bin storage, while the rear garden benefits from gated access onto a neighbouring lane. Predominantly laid to patio and hardstanding, the garden provides an excellent setting for outdoor entertaining, enhanced by a raised decked seating area, designated barbecue area with inset seating, well-stocked flower beds and a useful timber storage shed.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.2m x 0.9m (3'11" x 2'11")
Tiled floor, dado rail, door leading to hallway.

HALLWAY 2.8m x 1m (9'2" x 3'3")
Radiator, stairs rising to first floor landing. Doors leading to rooms.

LOUNGE 3.9m x 3.6m into bay (12'9" x 11'9" into bay)
Double glazed bay window to front aspect, original style cornicing, feature gas flame effect fireplace with wooden mantle, radiators, power points.

DINING ROOM 4.7m x 3.4m (15'5" x 11'1")
Double glazed French windows to rear aspect overlooking and providing access to rear garden, radiators, power points, walk in storage cupboard, door leading to kitchen.

KITCHEN 3.8m x 2.3m (12'5" x 7'6")
Double glazed window to side aspect. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven with five ring gas hob and oversized extractor fan over, space and power for low level fridge and low level freezer, dishwasher, power points, radiator, tiled splashbacks to all wet areas, door leading to breakfast room.

BREAKFAST ROOM 4.6m x 2.3m (15'1" x 7'6")
Double glazed windows and door to side aspect overlooking and providing access to rear garden, radiator, power points, space and plumbing for dishwasher with roll top work surface over, opening leading to WC/utility room.

WC/UTILITY ROOM 2.3m x 1.4m (7'6" x 4'7")
Double glazed window to rear aspect overlooking rear garden, matching two piece suite comprising wash hand basin with mixer tap over and low level WC. Space, power and plumbing for washing machine and tumble dryer, radiator.

FIRST FLOOR

LANDING 2m x 1.9m (6'6" x 6'2")
to maximum points. Access to loft via hatch. Doors leading to rooms.

BEDROOM ONE 4.6m x 3.1m (15'1" x 10'2")
Dual double glazed windows to front aspect, walk in wardrobe, feature exposed brick wall, radiator, power points.

BEDROOM TWO 3.4m x 2.5m (11'1" x 8'2")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BATHROOM 2.4m x 2.1m (7'10" x 6'10")
Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with shower off mains supply over, radiator, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden mainly laid to patio with walled boundaries, path leading to front door.

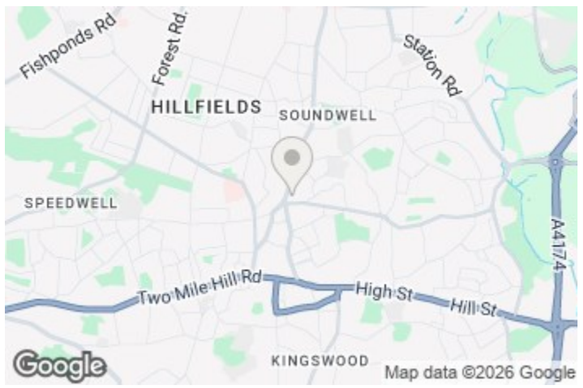
REAR GARDEN
Low maintenance rear garden accessed from the dining room and breakfast room as well as rear gated lane access. Mainly laid to patio and hardstanding providing ample space for entertaining, raised deck seating area, well stocked flower beds, brick barbecue area with inset seating, timber shed.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
This property is located within a coal mining reporting area.

Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed: Ultrafast 1000mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).



















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