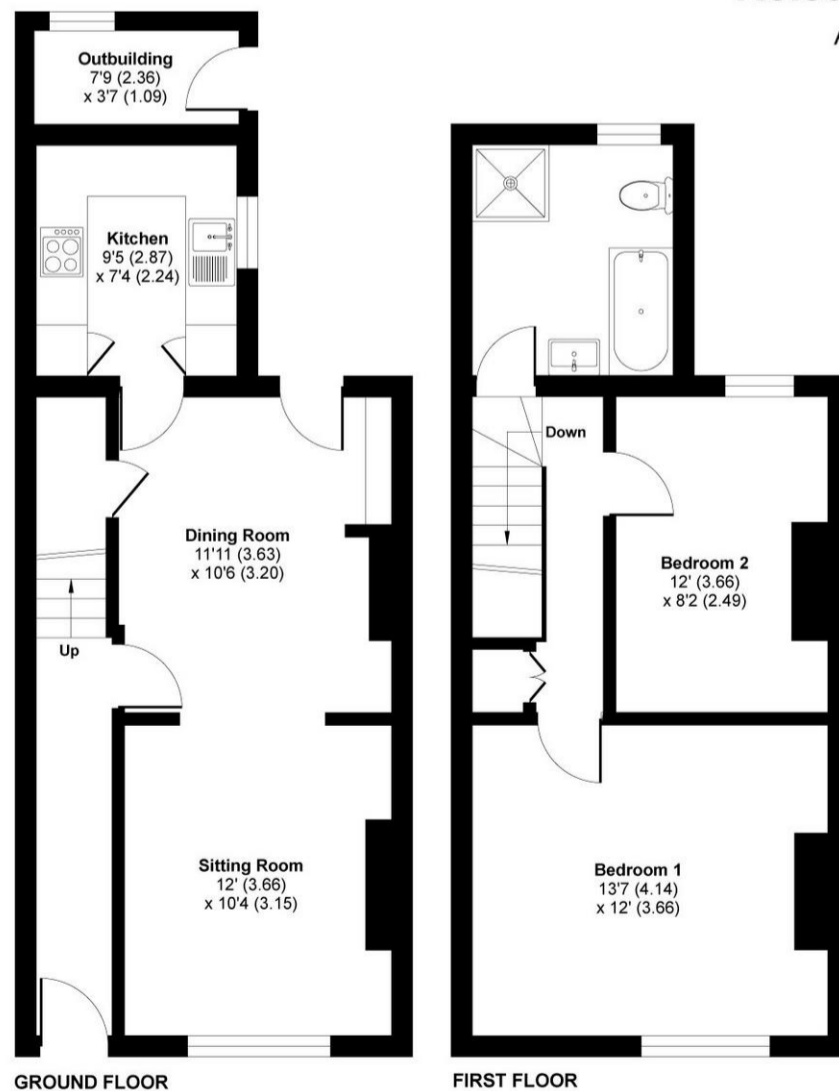




Kelston Road, Bristol, BS10

Approximate Area = 826 sq ft / 76.7 sq m
 Outbuilding = 28 sq ft / 2.6 sq m
 Total = 854 sq ft / 79.3 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). © nichcom 2025. Produced for Leese & Nagle. REF: 1229488

14 Kelston Road, Bristol, BS10 5EP

- 2 Double Bedrooms
- Terraced Home
- Well Presented
- Off Street Parking
- South Westerly Rear Garden

A fantastic 2 double bedroom mid terraced property well positioned for local major employers such as Southmead Hospital, MOD, Rolls Royce and Airbus. The property has great living spaces downstairs, 2 double bedrooms, family bathroom, off street parking and south westerly facing rear garden.

The property is accessed to the front into the entrance hall which gives passage to the living spaces as well as stairwell to the first floor. The lounge is to the front of the property with window, fireplace with surround, coving, picture rail and is carpeted. The rear reception room is currently used as a dining area with door to garden, built in storage beneath the stairs, coving, picture rail and is carpeted. The kitchen is also to the rear with window to side, a range of wall and base units, worktop with a tiled splashback, sink/drain, integrated appliances including; gas hob, electric oven, fridge/freezer and slimline dishwasher and a hard wearing flooring. Finally, there is a wall mounted gas boiler that is boxed in.

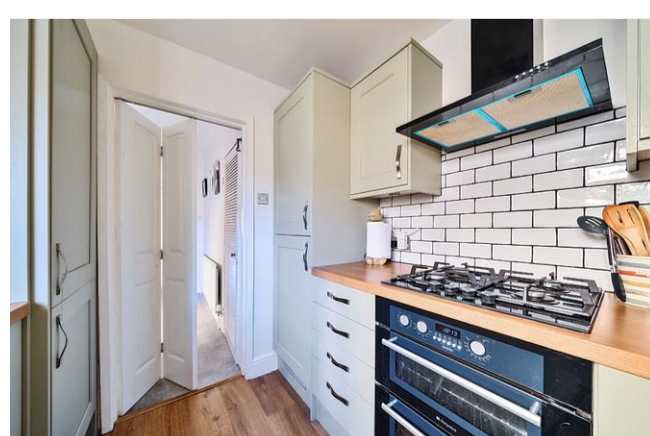


Upstairs, to the first floor, the landing gives passage to the bedrooms and the bathroom as well as access to the loft and built in cupboard. Bedroom 1 is to the front with window, is neatly presented with carpeting. Bedroom 2 is to the rear with view over the garden and is carpeted. The bathroom is to the rear with obscured window, bath with shower attachment, shower cubicle, low level WC, wash hand basin and heated towel rail.

Outside, to the front there is off street parking for one car.

To the rear, there is a level garden with a south westerly orientation, perfect for those who like to enjoy the afternoon/evening sunshine during the summer months. From the house there is a well proportioned patio and access to the store/outbuilding. Then the garden is laid mainly to lawn with several shrubs and trees.

Viewing highly recommended to avoid disappointment.



Energy Performance Certificate
Rating [listing_epc_ee]

