



| Kelston Road |

Guide Price £350,000

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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 D**

Council Tax Band B



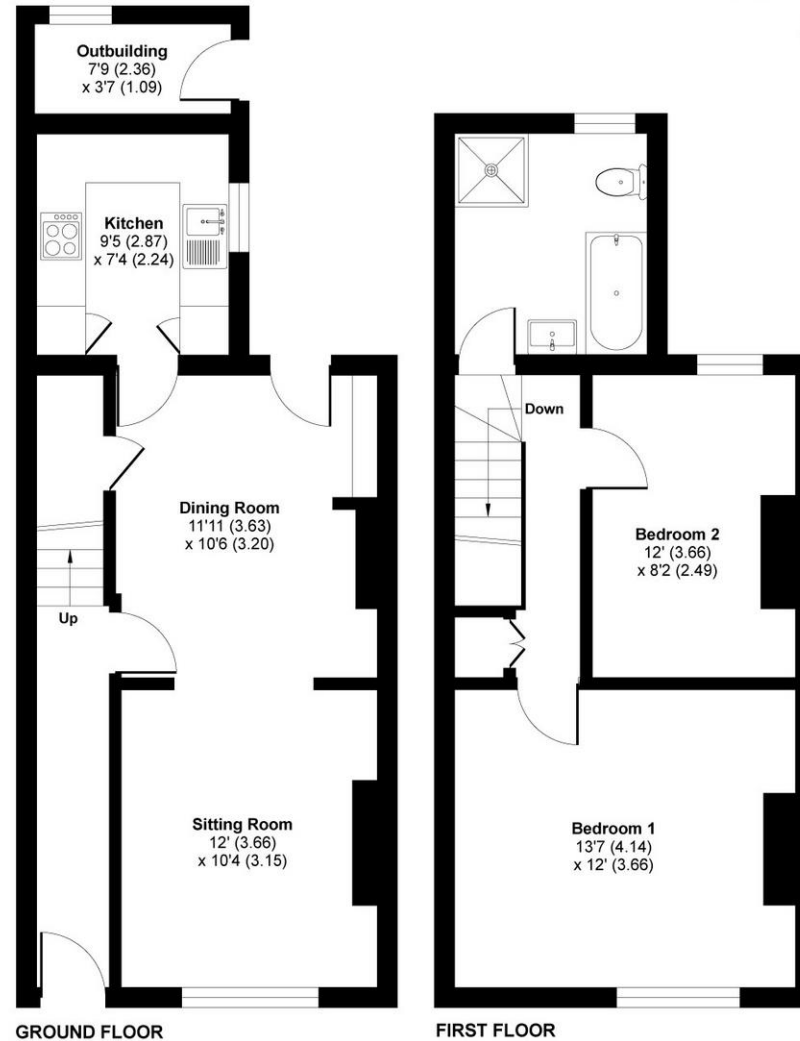
Kelston Road, Bristol, BS10

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). ©n/checom 2025. Produced for Leese & Nagle. REF: 1229488



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Westbury-on-Trym Office
125 Stoke Lane,
Westbury-on-Trym,
Bristol, BS9 3RW
T 0117 962 2299
wot@leeseandnagle.co.uk
leeseandnagle.co.uk