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£298,000

37 Forest Road Kingswood Bristol BS15 8EW

SPACIOUS ACCOMMODATION

PERIOD FEATURES

MODERN KITCHEN AND SHOWER ROOM

UPVC DOUBLE GLAZING

TWO GENEROUS DOUBLE BEDROOMS

ENCLOSED REAR GARDEN



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The accommodation comprises more fully as follows: - (all measurements are approximate)

Entrance

Upvc double glazed door into entrance lobby, tiled flooring, half glazed door into the hallway.

Hallway

Staircase to the first floor, radiator, door into reception one, door into reception two, exposed and painted floorboards.

Reception Two 10' 9" x 10' 6" max (3.27m x 3.19m)

Upvc double glazed bay window to the front, exposed and painted floorboards, TV and telephone point, feature fireplace, coving, radiator, ceiling cornice.

Reception One 14' 1" x 11' 7" (4.30m x 3.53m)

Upvc double glazed French doors to the rear garden, feature fireplace with wood burner, radiator, coving, storage recess, wall lights, door into the kitchen.

Kitchen 8' 0" x 5' 10" (2.44m x 1.77m)

Upvc double glazed window to the side, opening into rear lobby, range of wall and base units with woodblock work surfaces and tiled splashbacks, 1.5 bowl composite sink with mixer tap, space for a fridge /freezer, space for a gas cooker with filter hood over, coving tiled floor.

Lobby

Obscure double glazed door to the rear, double radiator, tiled floor, door into the shower room.

Shower Room 6' 4" x 6' 2" (1.93m x 1.87m)

Upvc double glazed obscure window to the side, corner shower cubicle with mains shower and tiled splashbacks, low level WC, vanity wash hand unit with inset basin and mixer tap and storage under, tiled flooring, extractor fan.

Landing

Exposed and painted floorboards, doors into bedrooms one and two.

Bedroom One 14' 1" x 10' 4" (4.29m x 3.16m)

Two Upvc double glazed windows to the front, exposed and painted floorboards, coving, double radiator.

Bedroom Two 13' 4" x 11' 6" (4.06m x 3.51m)

Upvc double glazed window to the rear, exposed and painted floorboards, double radiator, storage cupboard.

Local Authority

South Gloucestershire

Tenure

Freehold

Council Tax Band

Band B

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Energy performance certificate (EPC)

37 Forest Road
Kingswood
BRISTOL
BS15 8EW

Energy rating

D

Valid until:

27 January 2034

Certificate number: 9400-4256-0522-3323-3943

Property type

Mid-terrace house

Total floor area

81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



37 Forest Road

Approximate Gross Internal Area = 85.1 sq m / 916 sq ft



For illustrative purposes only. Not to scale. ID1042972
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision