



65 Kinsale Road, Bristol, BS14 9EY

£335,000

- Three Bed Semi Detached Home
- Downstairs WC
- Council Tax Band - C
- Views across Nature Reserve
- Studio/Utility Space
- Generously Sized Mature Garden
- Tenure - Freehold
- 0.6 Miles to amenities

Greenwoods are delighted to offer Kinsale Road to market. This spacious three bedroom home not only offers plenty inside but really stands out from the crowd when it comes to external space with driveway to the front and impressive rear garden.

As you enter this lovely home, to your left is the expansive lounge-diner (over 7m in length) this is an ideal space for hosting friends and family. To the rear of this room are the French doors providing access to the patio section of the garden via the lean-to/potting shed.

At the end of the entrance hall is the kitchen benefitting a large window flooding the space with natural light and views out onto the greenery beyond. The kitchen itself profits plenty of storage cupboards and workspace perfect for meal prep.

To the right of the kitchen is an incredibly versatile space that has been used as a studio space by the current owner but could be a play room, home office, workshop or potential to be used as a guest room. This space has plumbing with a fitted sink and a separate WC to the rear with further access provided to garden and driveway at either end.

Upstairs are the three bedrooms, two of which are large double bedrooms, the largest of which having built in storage cupboards too. This floor is finished with a family bathroom, containing white three piece bathroom suite.

As previously mentioned this property really stands out from the crowd with its external spaces. The garden is split into sections, the first of which being a patio area a tranquil spot to enjoy the warm summer evenings, perhaps even a BBQ in the sun! Leading down the garden is the lawned section, again a spot that would be suitable for a variety of needs, sunbathing, kids play zone, yoga spot or simply a green space to enjoy.

There is a paved path to the left that flows down to the other sections of garden, including a pond area, vegetable patch, green house and an observing bench to watch the world go by in your own private piece of woodland.

Lounge/Diner 24'4" x 12'7" (7.42 x 3.84)

Studio Space/Utility 12'8" x 8'11" (3.88 x 2.73)

Kitchen 11'1" x 9'7" (3.38 x 2.93)

Bedroom One 13'2" x 11'2" (4.03 x 3.42)

Bedroom Two 12'0" x 11'2" (3.66 x 3.41)

Bedroom Three 8'4" x 7'11" (2.55 x 2.43)

Bathroom 8'1" x 7'6" (2.47 x 2.29)

Lean-To 6'10" x 5'6" (2.10 x 1.7)

WC

Tenure - Freehold

EPC - D





Kinsale Road, Bristol, BS14

Approximate Area = 1058 sq ft / 98.2 sq m (exclude lean to)

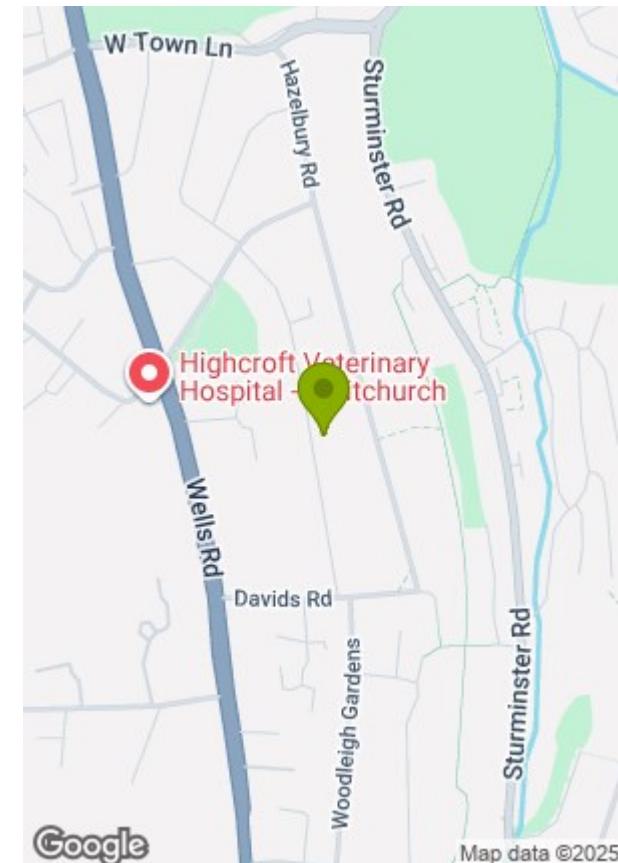
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Greenwoods Property Centre. REF: 1335468



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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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