HOUSE+CO
PROPERTY

Sales **0117 907 0020**
Lettings **0117 902 6409**









3 Berkeley Road, Kingswood, Bristol, BS15 9QE

House & Co are delighted to bring to the market this three-bedroom house, the property will be offered unfurnished with no white goods included. The accommodation comprises entrance hallway, through to a bright lounge that flows into the kitchen, and followed by a dining area. To the first floor there are three good size bedrooms and a family bathroom. Benefits include a generously sized rear garden and gas central heating. Available to occupy early January 2027.

Council Tax Band - Band C (South Gloucestershire)

Construction - Traditional Construction

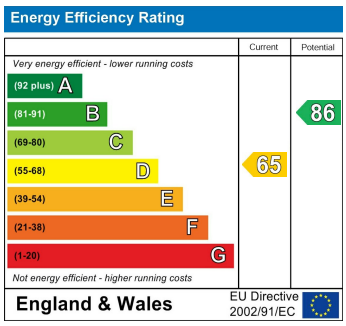
Standard upto 18Mbps, superfast upto 80Mbps or Ultrafast upto 1000Mbps

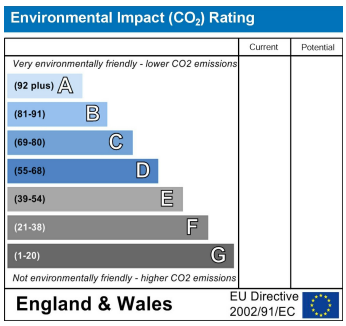
Coverage according to Ofcom mobile checker

EE - Good outdoor and in home
O2 - Good outdoor and in home
3 - Good outdoor and in home
Vodafone - Good outdoor, variable in home

- Professionally managed by House and Co!
- Great location
- Available Early January 2027

£1,495 Per month


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
65
86
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC