



Connells

Grantham Road  
Bristol



### Property Description

A well-presented and spacious three bedroom terraced family home, ideally positioned within the ever-popular Kingswood area of Bristol. The property offers generous accommodation throughout, comprising an entrance hall, spacious living room, separate dining room, modern fitted kitchen and downstairs WC. To the first floor are three good-sized bedrooms and a modern family bathroom, making it ideal for growing families or those looking for additional space. Externally, the property benefits from a large rear garden, perfect for entertaining, families and outdoor living. Grantham Road is ideally located for local amenities, with Kingswood High Street nearby offering a range of shops, supermarkets and leisure facilities. The property is also within close proximity to highly regarded schools including Two Mile Hill Primary School and John Cabot Academy. Excellent transport links are easily accessible, with regular bus routes nearby and convenient

access to the A420, A4174 ring road and M4 motorway, making commuting straightforward. For outdoor space, the property is close to Page Park and local green spaces, offering walking routes, sports facilities and family-friendly amenities. Viewing is highly recommended to fully appreciate the space, condition and location on offer.

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To view this property please contact Connells on

**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
BRISTOL BS15 8JX

EPC Rating: C    Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/KWD311411](https://connells.co.uk/Property/KWD311411)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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