



Champion Road, Bristol
£340,000

3 bedroom semi-detached house for sale | Freehold **SOLD**

The Property-

Champion Road offers a beautifully presented three-bedroom semi-detached family home. The property features an open-plan living and dining area, enhanced by an abundance of natural light streaming through its double-aspect windows. The lounge is enhanced by a stylish fire feature and durable laminate flooring. The study area boasts laminate flooring, double-glazed side windows, and patio doors that open onto the rear garden, creating a seamless indoor-outdoor connection. The immaculately presented kitchen features tiled flooring, sleek worktops, ample wall cabinets, an NEFF induction hob and oven, an integrated dishwasher, and plumbing for a washing machine. The kitchen is further enhanced by the convenience of a well-sized pantry. Upstairs, a generously proportioned landing area provides access to the loft. The master bedroom impresses with its spacious layout and double-glazed bay windows, offering stunning views to the front. The second bedroom is a large double, showcasing laminate flooring and double-glazed windows with views of the rear garden. The third bedroom, with carpeted flooring, benefits from a double-glazed window overlooking the front aspect. The bathroom is tastefully designed, featuring fully tiled floors and walls, a contemporary WC, a stylish sink with a mixer tap, and a bath fitted with an overhead shower.

Outside-

The front of the property features off-street parking for one vehicle on a driveway accessible via a dropped kerb. There is ample space to extend the driveway or create additional flowerbeds, offering flexibility for landscaping. Steps lead up to the main entrance, providing a welcoming approach. The side of the property gives access to the garage, the kitchen, and the rear garden. The garage is equipped with power and features an up-and-over door for convenience. The rear garden, extending approximately 100 feet, offers a beautifully designed layout with a paved area and steps leading to an expansive lawn. This versatile outdoor space is ideal for hosting gatherings, creating a play area, or indulging in gardening, making it a perfect retreat for families and garden enthusiasts alike.

Location-

Located in the sought-after Kingswood area, Champion Road offers a perfect blend of elegance, convenience, and community charm. With vibrant local amenities, including boutique shops, cafés, and top schools, it's an ideal setting for families, professionals, and discerning homeowners.

The area also features beautifully maintained green spaces for outdoor activities and relaxation. Excellent transport links, including reliable bus and train services, provide easy access to surrounding towns and cities.

Council Tax Band: C
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Rear Garden

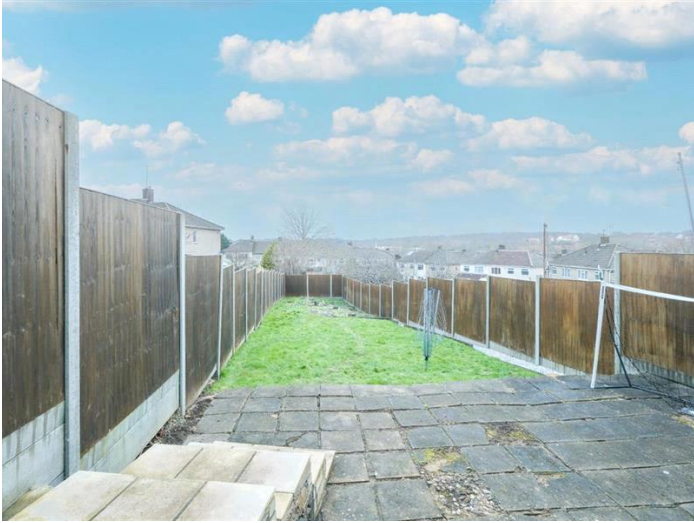
- Entrance hall
- Lounge
14'0 x 11'5 (4.3m x 3.5m)
- Dining
11'1 x 9'10 (3.4m x 3.0m)
- Study
11'0 x 10'7 (3.4m x 3.2m)
- Kitchen
11'1 x 7'5 (3.4m x 2.3m)
- First Floor Landing
- Bedroom 1
14'3 x 10'3 (4.3m x 3.1m)
- Bedroom 2
11'0 x 9'11 (3.6m x 3.0m)
- Bedroom 3
7'9 x 7'2 (2.4m x 2.2)

Bathroom

7'7 x 6'3 (2.3m x 1.9m)

Garage

16'7 x 9'5 (5.1m x 2.9m)

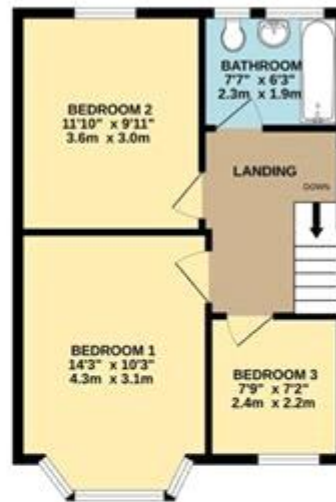


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
685 sq ft (63.6 sq m) approx.



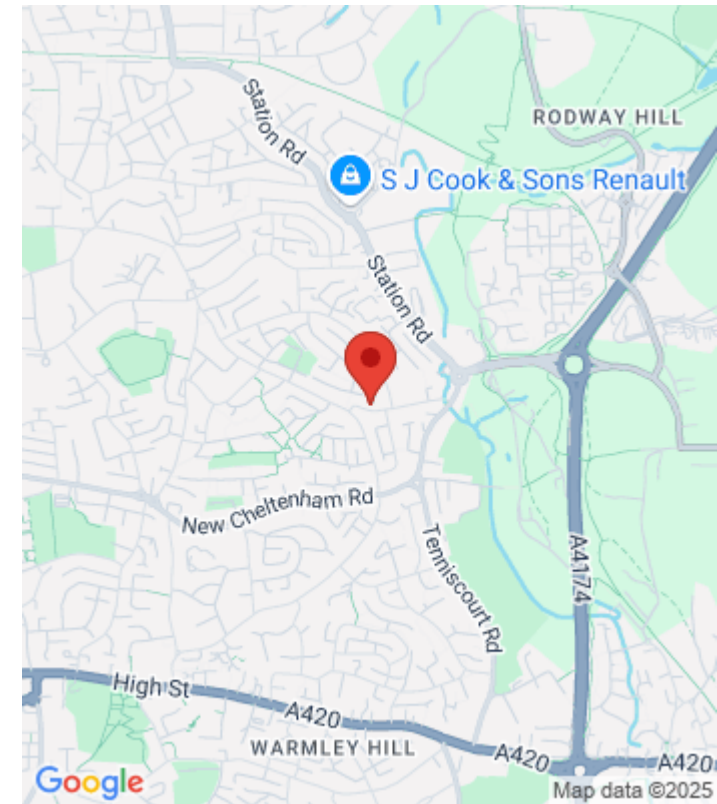
1ST FLOOR
434 sq ft (40.2 sq m) approx.



EXCLUDING GARAGE

TOTAL FLOOR AREA: 968 sq ft (90.0 sq m) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.