



HUNTERS[®]
HERE TO GET *you* THERE

2 Kingston Mead, Winford, Bristol, BS40 8AS

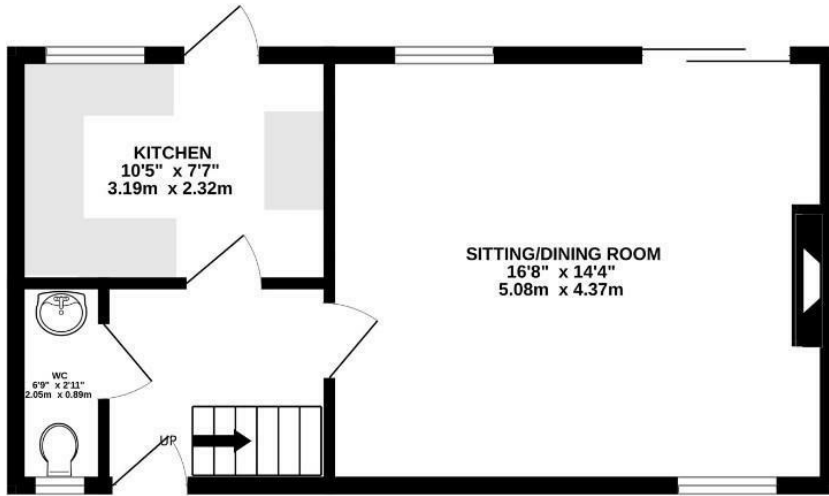
2 Kingston Mead, Winford, Bristol, BS40 8AS

Asking Price £320,000

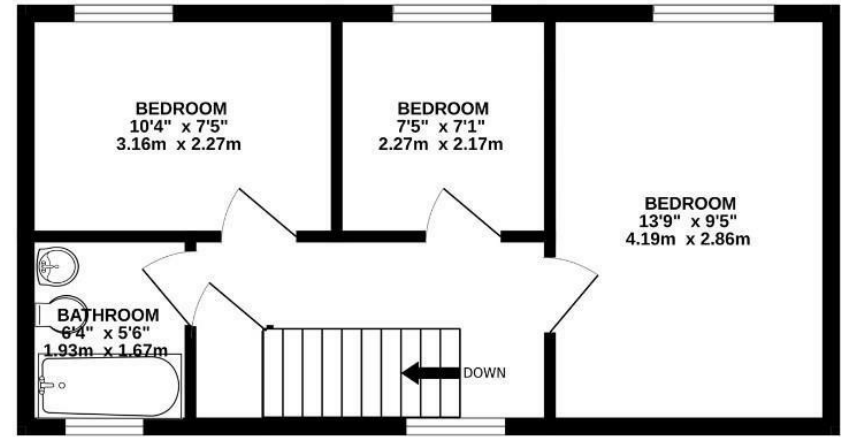
This beautifully presented three bedroom home in the ever sought after Winford area is the perfect starter family home. The property comprises of a light and airy entrance hall giving access to the cosy lounge/ diner, refurbished kitchen with access into the spacious garden via the back door and the downstairs cloakroom. The first floor comprises of three good sized bedrooms and the main bathroom. The property also benefits from uPVC double glazing throughout providing stunning countryside views, a garage in a block and being in Winford, you are never far away from essential amenities such as great schools, shops and local pubs. Call today to not miss out on this gem of a property!

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441
bishopsworth@hunters.com | www.hunters.com

GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(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	

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			
England & Wales		EU Directive 2002/91/EC	

Front Garden

Steps from path up to the front garden and the entrance door

Entrance Hall

uPVC double glazed front door leading into the entrance hall, gives access to all downstairs rooms and stairs to the first floor and a radiator.

Kitchen

uPVC double glazed window and door both to rear elevation, a mixture of wall and base units with countertops over providing a stainless steel sink/ drainer, induction hob as well as plumbing for an automatic washing machine, space for a fridge and a built in dishwasher.

Lounge/ Diner

uPVC double glazed windows to rear and front elevation as well as a uPVC double glazed sliding door to the rear garden and a radiator.

W/C

uPVC double glazed window to front elevation, toilet, sink and a heated towel rail

First Floor Landing

uPVC double glazed window to front elevation and access to the three bedrooms and main bathroom

Bedroom One

uPVC double glazed window to rear elevation, radiator and built in wardrobes.

Bedroom Two

uPVC double glazed window to rear elevation and a radiator.

Bedroom Three

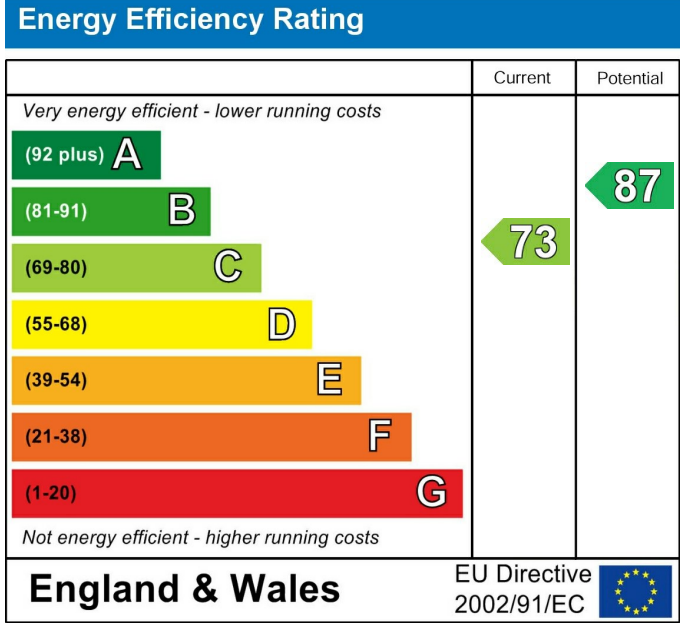
uPVC double glazed window to rear elevation and a radiator.

Main Bathroom

uPVC double glazed window to front elevation, toilet, sink and a bath with a mixer shower over.

Rear Garden

Private rear garden fenced around, lawned area with a path to the back where there is rear access.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





