

# HUNTERS®

HERE TO GET *you* THERE

**40 Kenney Street, Bristol, BS13 7BF**

**£300,000**

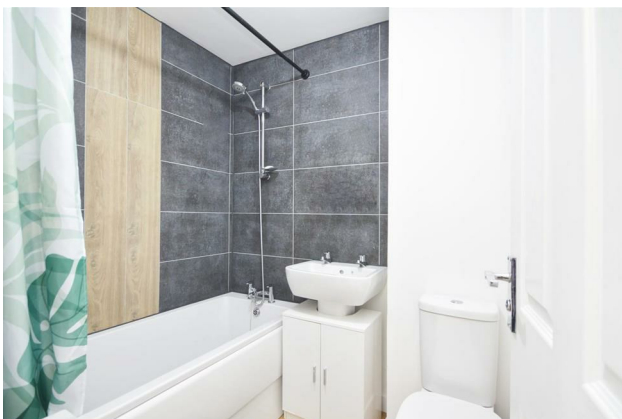
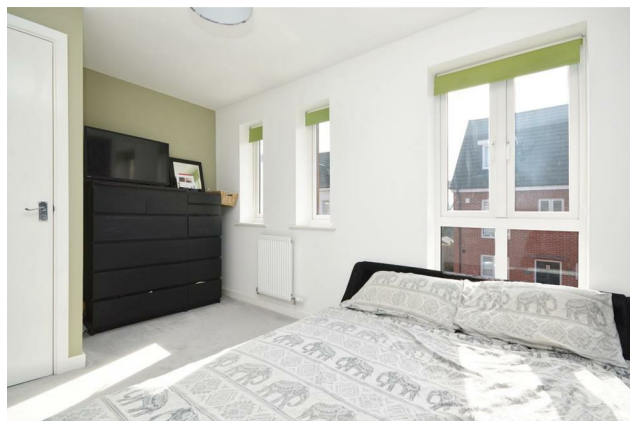
**Property Images**



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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 2 Receptions: 2  
Tenure: Freehold

Presenting for sale this immaculate terraced house, a charming residence with an array of sophisticated features and a sought-after location. This property is ideal for first-time buyers, offering a harmonious blend of comfort, style, and convenience.

Upon entering, you are welcomed by an entrance hallway, complete with a handy ground floor WC, leading further into a cozy lounge. The property boasts two reception rooms - a light and airy lounge/diner to the front and a sun room with bifold doors that opens up to a beautiful rear garden. The addition of these spaces provides ample room for relaxation and entertainment alike.

The house accommodates two double bedrooms, bedroom one is accompanied by an en-suite with a shower, while bedroom two offers versatility to be tailored to your needs. There are two bathrooms in the property, a modern family bathroom, and an en-suite attached to the first bedroom, ensuring no compromises on comfort for all residents.

The kitchen is bathed in natural light inviting a joyful cooking experience. Additionally, it provides access to the sun room.

Parking will never be a worry with space for two vehicles at the side of the property and a lane giving rear access. A garden adds to the property's charm, offering a serene outdoor space perfect for relaxation or entertainment.

The location is a standout, with public transport links, nearby schools, and local amenities, making everyday living a breeze. Experience the lifestyle this terraced house has to offer, a worthy contender for your new home. Call today to arrange a viewing!

## Features

• Mid Terrace Home • Two Double Bedrooms • Ground Floor W/C • Lounge/Diner • Fitted Kitchen • Sun Room • Shower En Suite • Family Bathroom • Garden & Off Street Parking • Walking Distance To Imperial Park