



## 8 Kidney Hill, Westerleigh, Bristol

- Semi Detached
- Lounge with Woodburner
  - Outer Porch
  - Bathroom
- South Facing Garden
- 2 Bedrooms
- Kitchen/Diner
- Double Glazing
- Off Street Parking for Two Vehicles
- Views to the Front

**£285,000**

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HERE TO GET *you* THERE



This delightful semi-detached house offers a perfect blend of character and modern living. Upon entering, you are welcomed into a quaint lounge featuring a woodburner, ideal for cosy evenings in. The kitchen diner is a great space for family meals and entertaining, while the outer porch conveniently houses utilities, ensuring a tidy and functional home environment.



The property comprises two generously sized bedrooms, perfect for a small family or those seeking extra space for guests or a home office. The enclosed south-facing rear garden is a delightful outdoor retreat, offering a sunny spot for relaxation or gardening enthusiasts. Additionally, off-street parking for two cars at the front of the house adds to the convenience of this lovely home.



Situated close to a cycle path, this property is perfect for those who enjoy outdoor activities and the beauty of nature. With its charming features and practical layout, this house is an excellent opportunity for anyone looking to settle in a peaceful yet accessible location in Bristol.



Double glazed door into

#### Lounge

16'11" max x 13'5" into bay

Double glazed bay window to the front, TV point, radiator, wood burner with wooden surround, stairs to 1st floor with storage cupboards under, door into

#### Kitchen/Diner

16'11" x 9'

Two double glazed windows to the rear, range of wall, drawer and base units with work surface over, 1.5 stainless steel sink unit with mixer tap over and part tiled walls, built in electric oven with extractor over, spaces for dishwasher and fridge/freezer, radiator, space for table and chair, double glazed door into

#### Outer Porch

glazed door to rear, plumbing for washing machine and space for tumble dryer with work surface over.

#### First Floor Landing

Double glazed window to the side, access to loft space, cupboard with gas boiler, doors into

#### Bedroom One

12'2 x 9'2"

Double glazed window to the rear, radiator.

#### Bedroom Two

14'3" to wardrobe x 8'7"

Double glazed window with open fields to the front, built in wardrobe, radiator.

#### Bathroom

7'3" x 6'5"

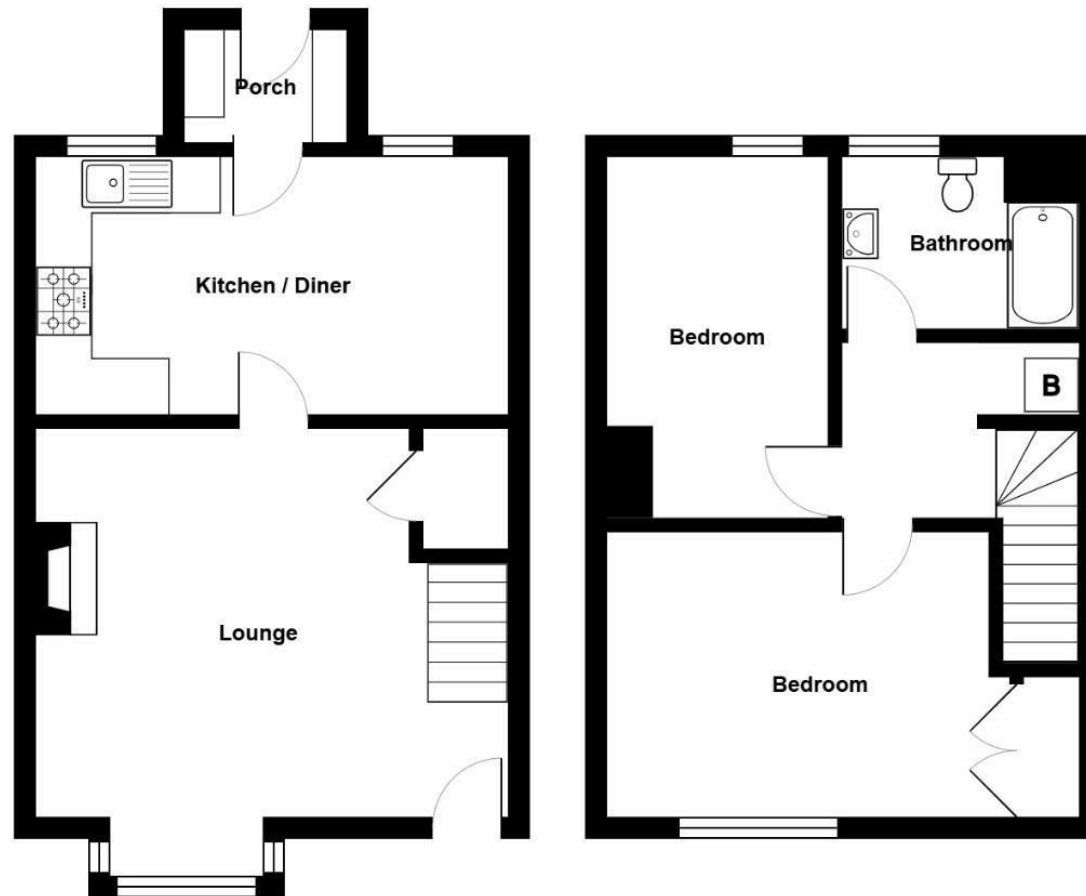
Double glazed window to the rear, white suite comprising, bath with electric shower over, pedestal wash hand basin, WC, part wood panelled walls, radiator.

#### Outside

The front is laid to stones with pathway to the front door, providing off street parking for two vehicles.

The enclosed southerly facing rear garden is laid to lawn with stones, outside tap, small trees, garden shed and summerhouse with access pathway leading to the front of the property.

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## Viewing


Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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.

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