



Kimberley Road,  
Bristol,  
BS16 5BQ

£435,000

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Hunters are delighted to offer for sale this spacious 3 bedroom semi detached property located in a nice no through road position within easy reach to both Fishponds and Downend high street. Internally this property offers character and would make a great family or first time buyer home. The accommodation briefly comprises to the ground floor, a generous lounge, a separate dining room with french doors, a modern fitted kitchen and downstairs cloakroom. To the first floor there are 3 bedrooms and a modern 4 piece fitted bathroom. Further benefits include, gas central heating, double glazed windows where stated, off street parking, a single detached garage and a lovely south facing rear garden. The property is offered with vacant possession, viewing recommended.



#### ENTRANCE

Double glazed door to..

#### INNER PORCH

Stained glass feature paneled door to..

#### HALLWAY

Radiator, stairs to first floor with storage beneath, wood effect flooring.

#### LOUNGE 14'9" x 12'11"

Into bay and recess with double glazed bay window to front, radiator, open brick effect chimney breast feature.

#### DINING ROOM 13'2" x 11'5"

French doors to rear opening up onto rear garden, radiator, wood effect laminate flooring, open brick chimney breast feature.

#### KITCHEN 9'5" x 7'0"

Double glazed window to side, modern fitted kitchen with base and wall units having working surfaces incorporating a single bowl sink, fitted electric hob with separate oven and grill, double glazed door to utility area.

#### UTILITY AREA

Plumbing for automatic washing machine, double glazed door and window to rear leading to garden, built in storage housing Worcester gas boiler and separate hot water cylinder.

#### CLOAK ROOM

Comprising of low level WC, wall mounted wash hand basin.

#### FIRST FLOOR LANDING

#### BEDROOM 1 13'3" x 11'10"

Double glazed window to rear, radiator, 3 single fitted wardrobes.

#### BEDROOM 2 12'0" x 11'3"

Into wardrobe space with double glazed window to front, fitted wardrobes with hanging and shelving, feature fireplace.

#### BEDROOM 3 8'10" x 8'1"

Double glazed window to front, radiator, single fitted wardrobe.

#### BATHROOM

Opaque double glazed window to rear, modern 4 piece suite comprising of paneled bath with chrome effect fitted taps, separate cubical with overhead Mira shower, low level WC, sink into storage unit with storage below, tiled floor.

#### EXTERIOR TO THE FRONT

Modest front garden with mature planting and trees with area laid to block paving offering off street parking for several vehicles leading to side access via wrought iron gate leading to rear garden.

#### EXTERIOR TO THE REAR

Has a lovely enclosed South facing rear garden with section laid to lawn the remainder having attracting and mature planting with side access gate leading to front.

#### SINGLE DETACHED GARAGE 15'3" x 8'3"

With up and over door having internal power and light.



Tenure: Freehold  
 Council Tax Band: C

- 3 bedroom semi detached home
- Offered with vacant possession
- Spacious with character
- Generous lounge with exposed chimney brick feature
- Separate dining room with french doors to garden
- Modern fitted kitchen
- Off street parking/driveway
- 4 piece modern first floor bathroom & downstairs WC
- Single detached garage
- Lovely south facing rear garden

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<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.

**THINKING OF SELLING?** 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.