

HUNTERS®

HERE TO GET *you* THERE



22 Kingsmead Road

St. George, Bristol, BS5 7RJ

Offers In The Region Of £260,000



Hunters Estate Agents - Fishponds office are pleased to offer this 3-bedroom stone built semi-detached house within a popular location requiring general refurbishment and modernization. This spacious 3-bedroom home with off street parking and good sized rear garden also features a Garden workshop. Ideally suited to contractors, DIY enthusiasts and professionals seeking a home with outstanding potential and scope to improve. The property benefits from a newly fitted shower room, many Upvc double glazed windows and Cavity wall insulation. Priced keenly to attract early interest. Homes to purchase within this location seldom become available. The property is offered with no chain. Hunters Exclusive - Recommended viewing.



GROUND FLOOR
UPVC double glazed entrance door into...

ENTRANCE PORCH
Half glazed door into...

HALL
Radiator, staircase to first floor, coat hooks, cupboard containing gas and electric meters.

LOUNGE 15'10" x 11'11" (4.85m x 3.65m)
Maximum overall into alcoves, two UPVC double glazed windows to front, fireplace opening.

KITCHEN 16'0" x 7'4" (4.90m x 2.26m)
Maximum overall to include rear lobby, fitted with a range of wall, floor and drawer storage cupboards with wood effect trim, timber grain effect working surfaces, tiled and wood paneled walls, two UPVC double glazed windows to rear, single drainer stainless steel sink unit, tiled floor, space for cooker and washing machine, wall mounted Worcester gas fired boiler for domestic hot water and central heating, under stairs storage cupboard, door opening onto the rear lobby with a decorative glazed door onto the rear lobby with a decorative glazed door onto the rear garden, door into...

SEPERATE WC
White low level WC.

FIRST FLOOR LANDING
Built in cupboard, UPVC double glazed and frosted window to side, access to roof space.

BEDROOM 1 11'11" x 11'5" (3.64m x 3.48m)
Radiator, dimension maximum to include one wall to wall fitted with sliding door wardrobes, UPVC double glazed window to front.

BEDROOM 2 12'7" x 7'4" (3.85m x 2.25m)
UPVC double glazed window to rear, radiator.

BEDROOM 3 8'11" x 7'3" (2.73m x 2.23m)
Radiator, UPVC double glazed window to front.

SHOWER ROOM 6'0"x 4'0" (1.84mx 1.23m)
Luxuriously appointed with a modern white suite of low level WC and vanity wash basin with drawer storage beneath, attractive splash back tiling, timber grain effect laminate floor, fitted wall cabinet, heated towel rail, independent cubical with a fitted Triton shower unit over, UPVC double glazed window to rear, extractor fan.

EXTERIOR TO THE FRONT
Directly in front of the property is a hard standing suitable for the parking of one vehicle.

GARDEN
Arranged almost exclusively to the rear of the property and providing a number of raised beds and borders filled with numerous apple trees and fruit bushes. Within the rear garden boundary is the garden workshop (4.06m x 3.05) Windows to one side.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

