



**Kilbirnie Road, Bristol**  
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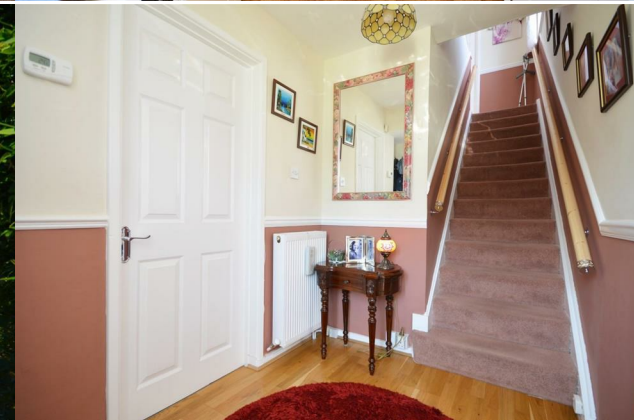
**£368,000**



# Kilbirnie Road, Bristol

## DESCRIPTION

Situated in a sought after location in Whitchurch close to several shops and amenities which service the area. The area is well positioned for access to both Bristol and Bath by car and transport links to include the Brislington Park and Ride and Keynsham Rail Station just minutes away by car whilst Bristol Temple Meads is also just a short journey. The property briefly comprises; entrance hallway, lounge/diner which overlooks the private rear garden and kitchen and second reception room (previously the garage) all to the ground floor. To the first floor are three good size bedroom's and bathroom. Further benefiting from ample off-street parking to the front and mature rear garden. Only an internal inspection can fully appreciate all this property has to offer.



# ROOMS

## ENTRANCE HALLWAY

uPVC double glazed entrance door into hallway, stairs rising to first floor, radiator, laminate flooring.

## LOUNGE

uPVC double glazed window to front elevation, radiator, tv point, feature gas fire, ceiling coving, dado rail.

## SECOND RECEPTION ROOM (CONVERTED GARAGE )

uPVC double glazed window to front elevation, understairs storage cupboard, radiator,

## KITCHEN/DINER

uPVC double glazed window to rear elevation, uPVC double glazed sliding doors to rear elevation, fitted with a range of wall and base units with work tops over incorporating single drainer sink unit with mixer tap over, plumbing for automatic washing machine, electric oven and hob with extractor fan over, wall mounted gas combination boiler, radiator, space for fridge freezer, laminate flooring.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation, storage cupboard, loft access with pull down ladder which is partly boarded.

## SHOWER ROOM

uPVC double glazed window to rear elevation, shower cubicle with mixer shower over, low level w.c, pedestal wash hand basin inset with in vanity unit, fully tiled walls, vinyl flooring, extractor fan.

## BEDROOM ONE

uPVC double glazed window to front elevation, radiator, ceiling coving, built in wardrobes.

## BEDROOM TWO

uPVC double glazed window to rear elevation, radiator, freestanding wardrobes.

## BEDROOM THREE

uPVC double glazed window to front elevation, radiator.

## OUTSIDE

### REAR GARDEN

Boundary enclosed rear garden, side access to front, patio area, remainder mainly laid to lawn, outside tap, mature shrubs and trees, pergola, shed.

### FRONT GARDEN

Block paved driveway providing two off street parking spaces, electric car charger.

### Material Information - Whitchutch

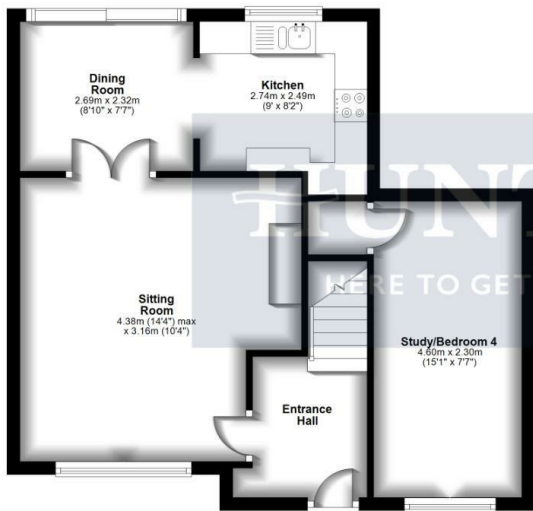
Tenure Type; Freehold

Council Tax Banding;



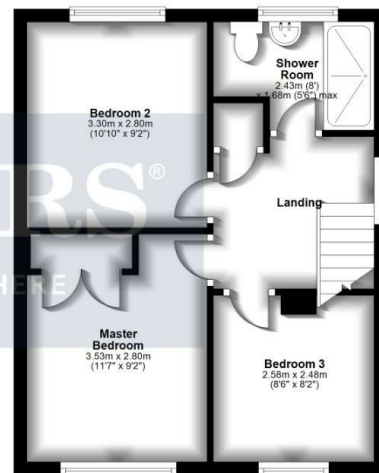
**Ground Floor**

Approx. 47.1 sq. metres (506.5 sq. feet)



**First Floor**

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 84.1 sq. metres (905.4 sq. feet)

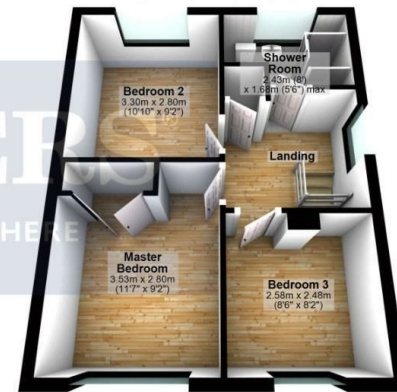
**Ground Floor**

Approx. 47.1 sq. metres (506.5 sq. feet)



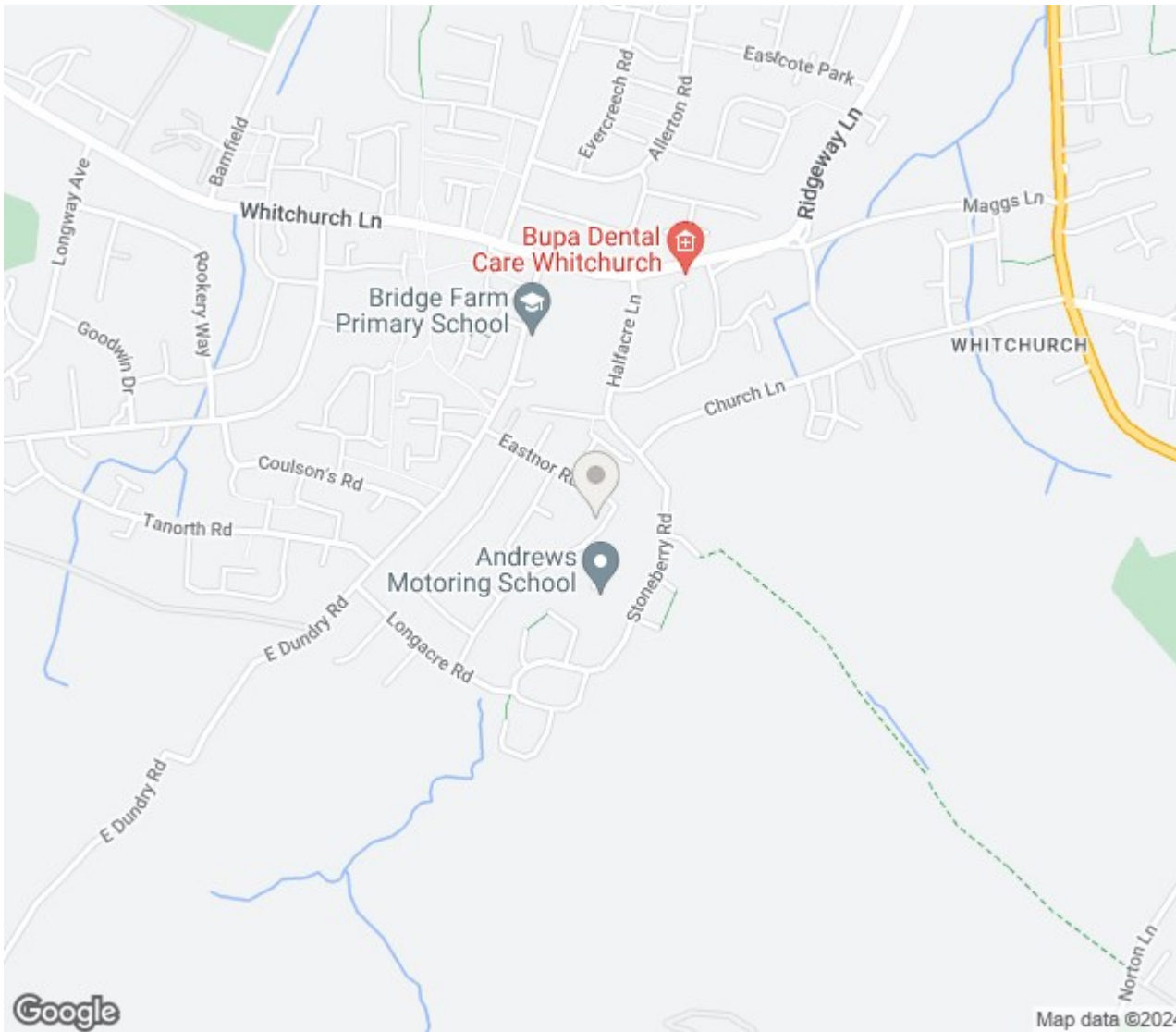
**First Floor**

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 84.1 sq. metres (905.4 sq. feet)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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		
<b>England &amp; Wales</b>	EU Directive	

### 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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**









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.