



**Kilbirnie Road, Bristol**  
, BS14 0HP

**£399,995**





# Kilbirnie Road, Bristol

## DESCRIPTION

A viewing is a must to see all this semi detached family room has to offer, this versatile family accommodation is ideal for the growing and extended family located in the sought after location of Kilbirnie Road. Briefly comprising: Entrance hallway, lounge, second reception room, kitchen and lounge all to the ground floor. To the first floor are three good size bedrooms, bathroom and separate w.c, with stairs rising to the loft space. Further benefiting from gas central heating, double glazing, driveway providing off street parking, must larger than average rear garden with a log cab and work shop. An an internal inspection can fully appreciate all this property has to offer!!!





# ROOMS

## ENTRANCE HALLWAY



Door into hallway with matching side panel, radiator, stairs rising to first floor with understairs storage cupboard, laminate flooring.

## KITCHEN



uPVC double glazed window to side elevation, uPVC double glazed window to front elevation, fitted with a range of wall and base units with work tops over incorporating stainless sink unit with mixer tap over, built in double electric oven, gas hob, plumbing for automatic washing machine, space for fridge freezer, wall mounted combination boiler, radiator.

SECONF RECEPTION ROOM (PREVIOUSLY GARAGE)  
uPVC double glazed window to front elevation.

## LOUNGE



uPVC double glazed window to rear elevation, uPVC double glazed sliding doors to rear garden, radiator, tv point, laminate flooring.

## FIRST FLOOR LANDING

Doors to accommodation, access to loft space.

## BATHROOM



uPVC double glazed window to front elevation, panelled bath, pedestal wash hand basin inset within vanity unit, laminate flooring.

## WC



Low level w.c, uPVC double glazed window to side elevation.

## BEDROOM ONE

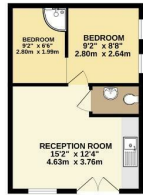


uPVC double glazed window to front elevation, radiator, built in wardrobe.





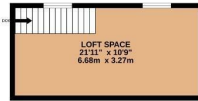
GROUND FLOOR  
861 sq ft. (80.0 sq.m.) approx.



1ST FLOOR  
471 sq ft. (43.9 sq.m.) approx.



2ND FLOOR  
235 sq ft. (21.9 sq.m.) approx.

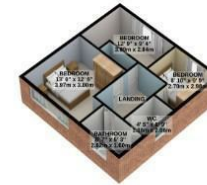


TOTAL FLOOR AREA: 1567 sq ft. (145.6 sq.m.) approx.  
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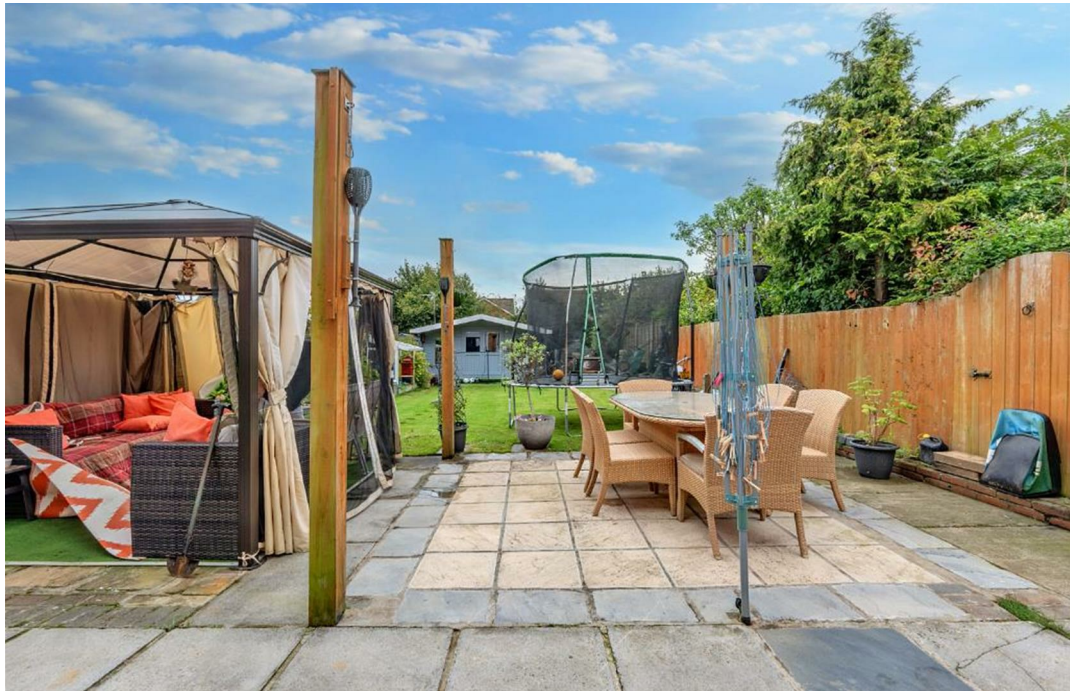
2ND FLOOR  
235 sq ft. (21.9 sq.m.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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	

### 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.