



## Kingston Road, , Bristol, BS3 1DS

- Freehold - EPC Band E
- Recently Renovated
- Former Converted Stable
- Two Double Bedrooms
- 5 Minute Walk To North Street
- No Chain
- Gas Central Heating
- Off Street Parking
- 10 Minute Walk To Wapping Wharf
- 25 Minute Walk To Greville Smyth Park

**Offers In Excess Of £400,000**





# Kingston Road, , Bristol, BS3 1DS - Offers In Excess Of £400,000

## DESCRIPTION

Hunters are pleased to present for sale this superb former stable sitting in one of Southville most desirable roads. Having been thoroughly renovated by the present vendor the property is sure to prove perfect for anyone looking to move in to a home thats turn key ready in this superb spot.

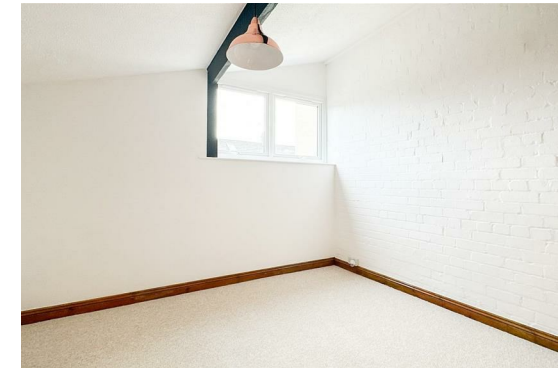
Internally the ground floor is predominantly open plan, with multiple dual aspect windows making the room lovely and light. The kitchen has been updated too to offer shaker units with contrasting wood worktops, complimented by fresh tiling. There is a garage to the rear which houses the new gas combination boiler. Upstairs there are two double bedrooms, both offering built in wardrobes. The landing is lovely and light thanks to the skylight, whilst the bathroom has been newly installed to offer a traditional three piece suite with new tiling throughout. Outside 9 Kingston Road to the front there is off street parking for one car, whilst the rear is a blank canvass that could be used for off street parking or perhaps re-established as a private garden.

Kingston Road is a quiet tucked away road in Southville, an area popular with first time buyers and families due to its proximity to the centre of Bristol. There is a vast array of shops, bars and restaurants on North Street, and the pretty Greville Smyth Park sits just a 25 minute walk away, whilst Wapping Wharf is just a 10 minute walk away.

TENURE  
Freehold

COUNCIL TAX BAND  
B

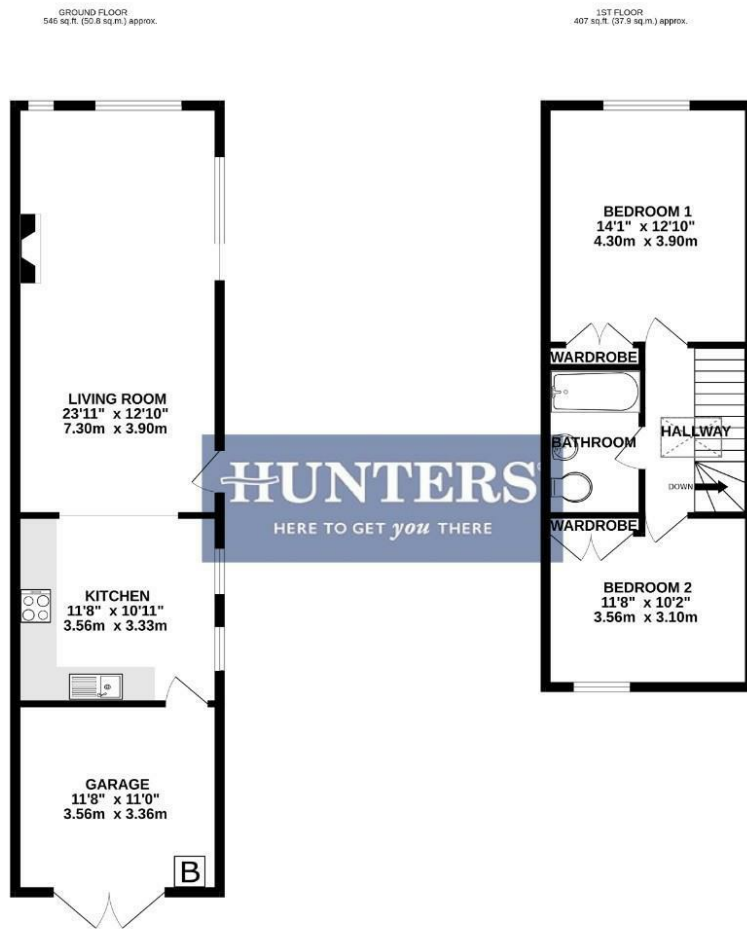
EPC BAND - E - Please find below a link for the full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2136-3370-2324-1625>











TOTAL FLOOR AREA - 954 sq.ft. (88.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metrapix ES023

### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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>			
(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>			
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.

**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.

