



HUNTERS[®]
HERE TO GET *you* THERE

45 Kenmare Road, Knowle, Bristol, BS4 1PF

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Guide Price £235,000

Hunter BS4 welcome to the open market this three bedroom, end of terrace home situated on Kenmare Road. In need of a complete renovation this property will suit first time buyers looking to make a house a home or investors alike.

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GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.

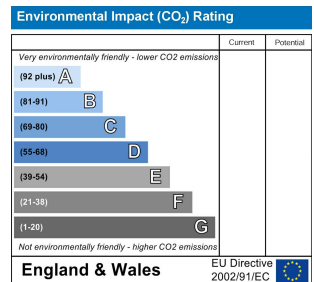
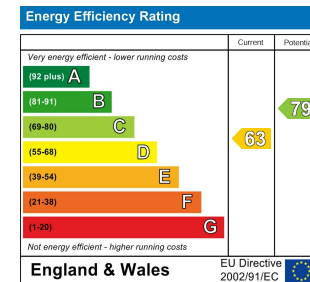
1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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.

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Porch

Double glazed sliding door to front

Entrance Hall

Double glazed entrance door, cupboard housing meters radiator, carpet,

Lounge

Double glazed window to front, electric fire with feature surround, radiator laminate flooring

Kitchen

Double glazed window to rear, range of wall and base units with work surfaces above, sink drainer, plumbing for washing machine, space for fridge/freezer

Lobby

Double glazed door leading to the rear garden, storage cupboard

Bathroom

Double glazed window to side, three piece bathroom suite, radiator

Landing

Double glazed window to side, loft access, carpet

Bedroom One

Double glazed window to front, radiator, carpet

Bedroom Two

Double glazed window to rear, radiator, carpet

Bedroom Three

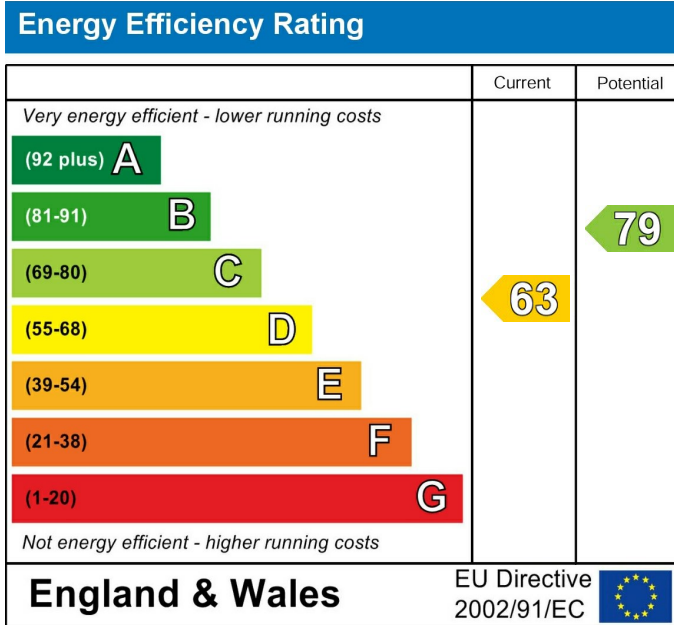
Dual aspect Double glazed window to front, radiator, carpet

Rear Garden

Enclosed rear garden with gated side access,

Off Street Parking

Situated to the front of the property providing off street parking for one car



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. 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.



