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HERE TO GET *you* THERE

19 Kerry Road, Bristol, BS4 1PA

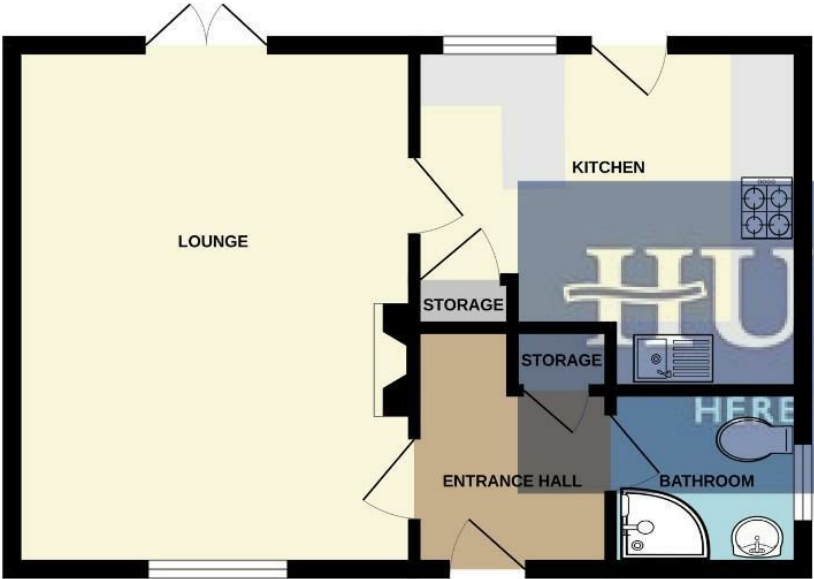
19 Kerry Road, Bristol, BS4 1PA

£290,000

Welcome to Kerry Road, Bristol - a charming semi-detached house that exudes character and warmth. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and make lasting memories.

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GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 808 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Entrance Hall

5'7" x 6'1"
uPVC entrance door, cupboard housing meters, stairs to first floor, storage cupboard, carpet,

Lounge/Dining Room

16'4" x 12'7"
uPVC double glazed window to front, chimney breast, radiator, electric fire, uPVC double glazed patio doors leading to the rear garden

Kitchen

uPVC double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, hob with extractor above, plumbing for washing machine, space for upright fridge/freezer, space for dishwasher, understairs storage cupboard, radiator, tiled flooring, uPVC double glazed door to rear garden

Shower Room

5'7" x 5'6"
uPVC double glazed window to side, shower cubicle, vanity was hand basin, w.c, radiator, tiled flooring

Landing

10'9" x 7'10"
uPVC double glazed window to rear, storage cupboard, carpet

Bedroom One

16'4" x 12'4"
Dual aspect uPVC double glazed window to rear and front, over stairs storage, radiator, carpet

Bedroom Two

8'0" x 12'8"
uPVC double glazed window to front, radiator, carpet

Bedroom Three

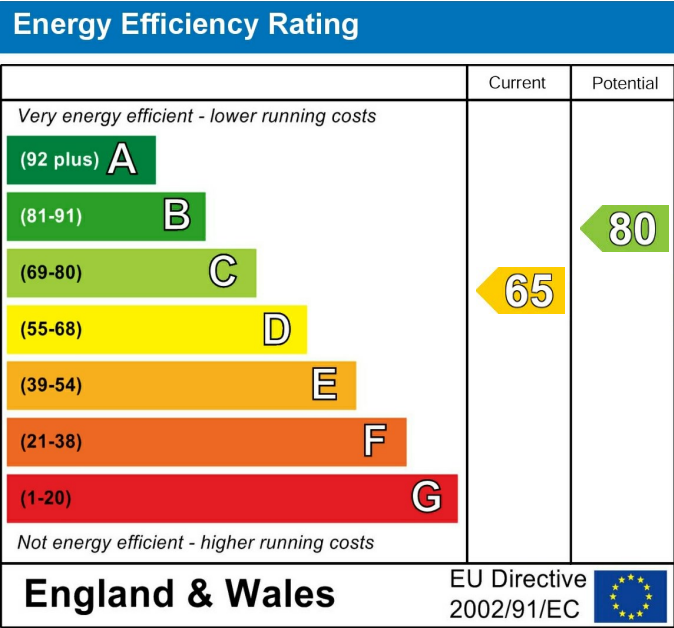
8'0" x 7'10"
uPVC double glazed window to rear, radiator, carpet

Front Garden

Pathway leading to front entrance door, laid with a mix of grass and concrete

Rear Garden

Enclosed with gated side access, mainly laid to lawn with a decking area and patio area, shed



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.





