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139 Kenmare Road, Bristol, BS4 1PH

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Guide Price £240,000

Hunters BS4 are pleased to offer to the market on Kenmare Road in Bristol, this mid-terrace house. Offering a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms, this property is perfect for families or individuals seeking extra space. The house, dating back to the 1930s or 1950s, boasts a character that is both inviting and full of potential.

As you enter, you will find a convenient downstairs shower room, adding practicality to the layout. The living areas are generously sized, providing a blank canvas for modernisation throughout. This is an ideal chance for buyers to infuse their personal style and preferences into the home, transforming it into a contemporary haven.

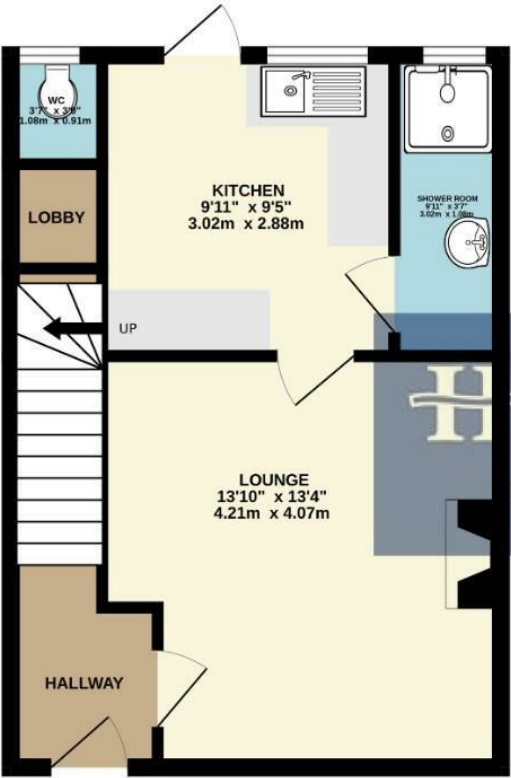
The property also features a rear garden, perfect for outdoor relaxation or entertaining guests during the warmer months. Additionally, there is parking available for one vehicle, a valuable asset in this bustling area.

While the house is in need of modernisation, it presents a unique opportunity to invest in a property that can be tailored to your specific needs. With its prime location in Bristol, you will enjoy easy access to local amenities, schools, and transport links, making it a desirable choice for both families and professionals alike.

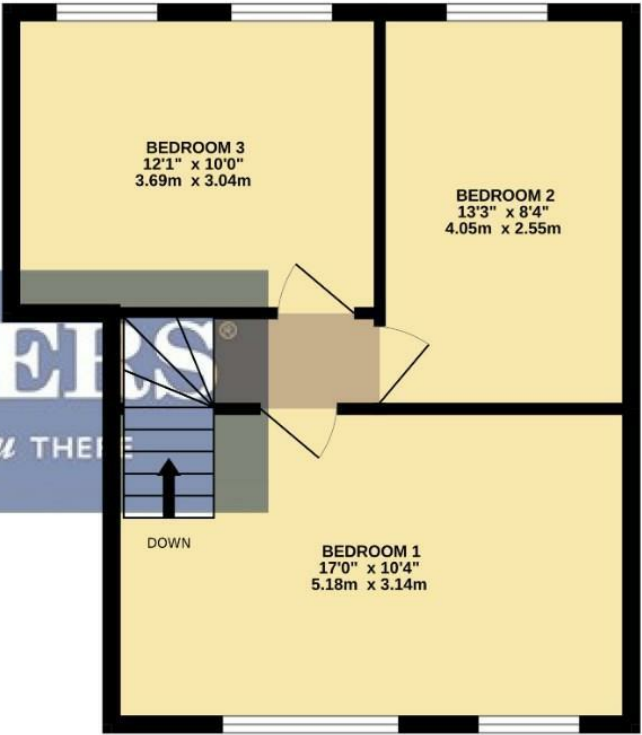
This property is not just a house; it is a canvas waiting for your vision. Embrace the chance to create a home that reflects your taste and lifestyle in this vibrant city. To arrange your internal viewing call us today on 0117 9723948

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GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

Entrance Hall

Wooden and glazed entrance door, carpet

Living Room

uPVC double glazed windows to front, gas fire with feature surround, radiator, carpet

Kitchen

uPVC double glazed window to rear, wall and base units with work surfaces above, sink drainer, space for fridge/freezer, radiator, vinyl flooring, wooden door leading to the rear garden

Downstairs W/C

glazed window to rear, w.c

Shower Room

uPVC double glazed window to rear, shower cubicle, wash hand basin, radiator, vinyl flooring

Landing

Loft access, carpet

Bedroom One

uPVC double glazed window to front, radiator, carpet

Bedroom Two

uPVC double glazed window to rear, storage over stairs, radiator, carpet

Bedroom Three

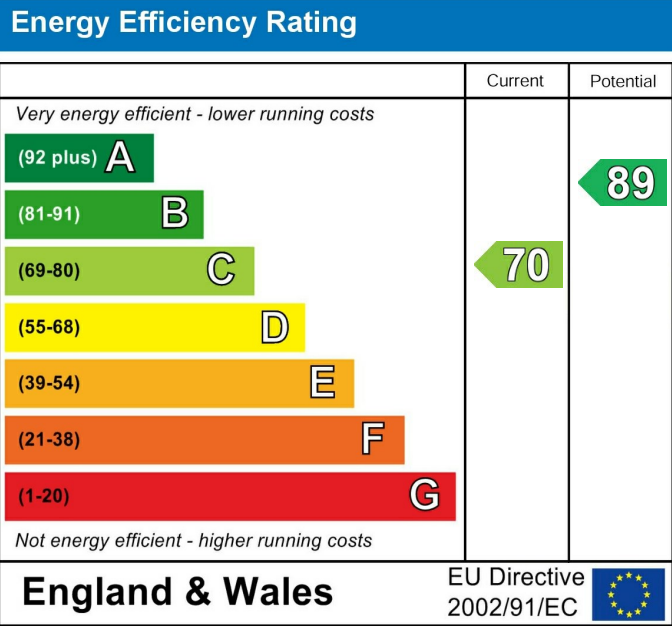
uPVC double glazed windows to rear, radiator, wall mounted combi boiler, carpet

Rear Garden

Enclosed rear garden with shared side access, easily maintainable, shed

Off Street Parking

Situated to the front of the property providing 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.









