

HUNTERS[®]

HERE TO GET *you* THERE



Kingshill Road

Knowle, Bristol, BS4 2SW

Offers In Excess Of £300,000



Council Tax: B



57 Kingshill Road

Knowle, Bristol, BS4 2SW

Offers In Excess Of £300,000



Driveway

Situated to the front of the property, providing off street parking.

Front Garden

Enclosed via hedges, Pathway leading to the front and side of property, Lawn area.

Hallway

Entrance door to front elevation, Stairs to first floor, Door to rooms, Storage cupboard, Cupboard housing electrics, Electric radiator, Carpet.

Reception Room One

Double glazed window to front elevation, Sliding doors to second reception room, Radiator, Carpet.

Reception Room Two

Two double glazed windows to rear elevation, Chimney breast, Electric fire, Door to kitchen, Radiator, Carpet.

Kitchen

Double glazed window to rear elevation, Range of wall and base units with work spaces above, Sink drainer, Space for cooker, Space for fridge freezer, Plumbing for washing machine, Storage cupboard, Door to Lobby, Radiator, Vinyl floor.

Lobby

Understairs storage cupboard, Door to garden.

Landing

Doors to rooms, Loft access, Storage cupboard, Carpet.

Bedroom One

Double glazed window to rear elevation, Chimney

breast, Fitted storage cupboards, Combi boiler, Picture rail, Radiator, Carpet.

Bedroom Two

Double glazed window to front elevation, Storage cupboard, Picture rail, Radiator, Carpet.

Bedroom Three

Double glazed window to rear elevation, Picture rail, Radiator, Carpet.

Bathroom

Double glazed window to front elevation, Panelled bath with shower over, Wash hand basin, Low level W/C, Radiator, Carpet.

Rear Garden

Enclosed via fencing and hedges, Lawn area, Side access via gate.

Garage

Situated to the side of the property currently used for storage, Up and over door to front elevation, Door to side elevation.



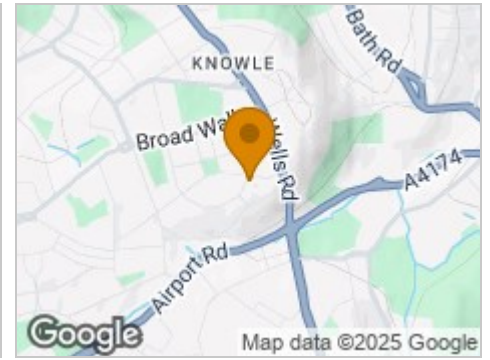
Road Map



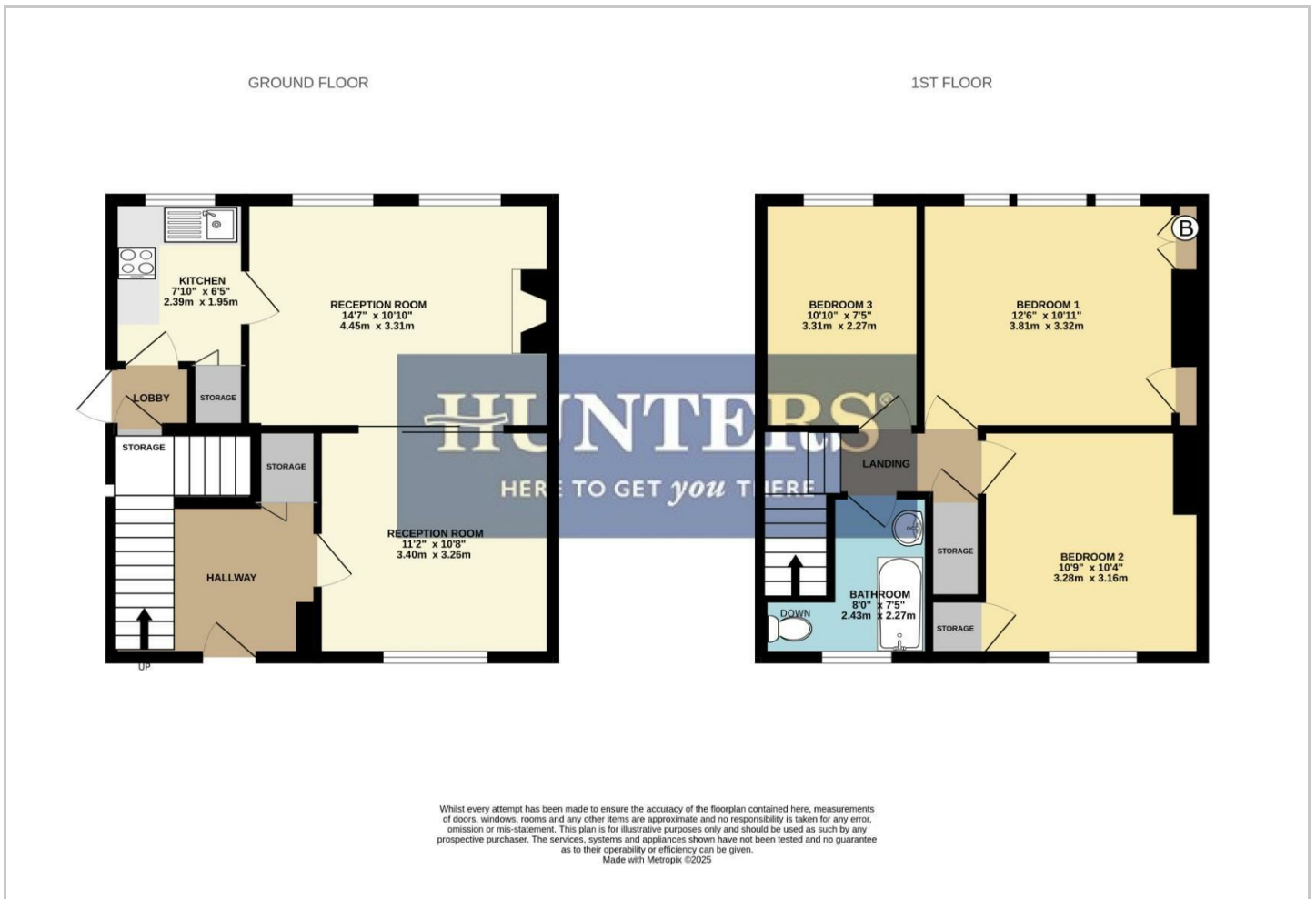
Hybrid Map



Terrain Map



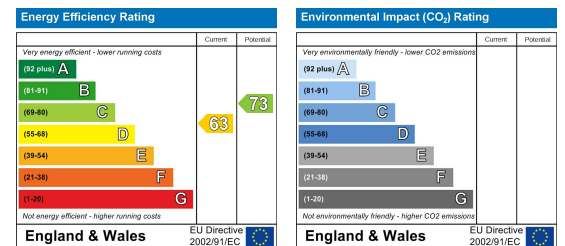
Floor Plan



Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.