



Connells

Kings Head Lane
BRISTOL

Kings Head Lane
BRISTOL BS13 7DD

for sale offers over
£300,000



Property Description

The location of Kings Head Lane is ideal, being situated in Bedminster Down, one of Bristol's most sought-after suburbs. Bristol City Centre is easily accessible, with regular bus services and local amenities nearby. The area is also well known for its beautiful parks and green spaces, such as Dundry Slopes and the famous Ashton Court Estate. Also perfect access to Bristol Airport and the A38. As you enter the house, you are welcomed into a bright and spacious lounge area. Adjacent to the lounge is a separate dining room, providing an ideal dining space. The kitchen offers great storage units and open workspace.

Upstairs, the property offers three bedrooms providing a good level of space for a growing family and individuals working from home. The bathroom is well-appointed which features a bath, shower, toilet, and sink.

It is important to note that the property is in need of some decorating which is a great opportunity for buyers who are willing to transform this property into their next home. Whether you are a first-time buyer looking to make your mark or a seasoned homeowner wanting a project, this house offers potential.

Entrance Porch

upvc door to front, tiled flooring.

Lounge

5.5m x 3.9m double glazed window to front elevation, open plan fire place, carpeted with under stairs cupboard.

Dining Room

2.8m x 2.8m radiator, carpeted double glazed window to rear.

Kitchen

2.6m x 2.0m fully fitted kitchen worktops, upvc back door to rear garden.

Landing

stairs to first floor, loft access.

Bedroom One

3.9m x 3.3m double glazed window to rear, carpeted.

Bedroom Two

double glazed window to rear, carpeted radiator

Bedroom Three

2.7m x 2.8m double glazed windows to rear, carpeted.

Bathroom

2.4m x 1.7m double glazed window to rear. shower cubicle, wc, whb

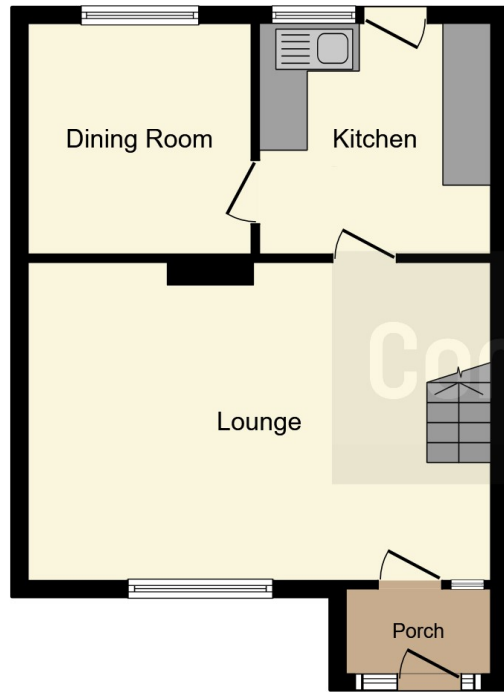
Garden

laid to lawn fully enclosed garden.

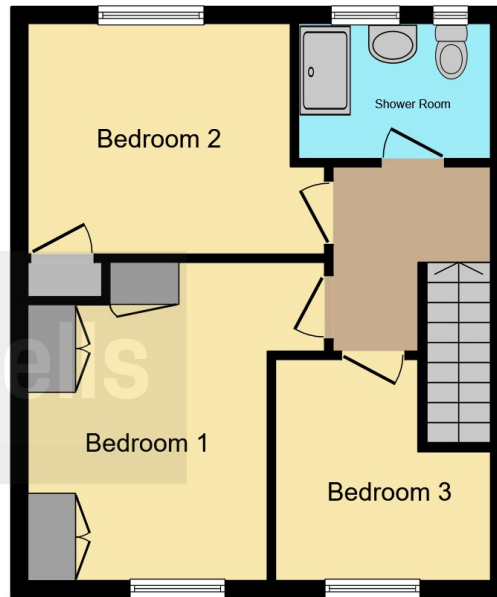
Bedroom Two

3.6m x 2.9m double glazed window to rear, carpeted radiator





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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