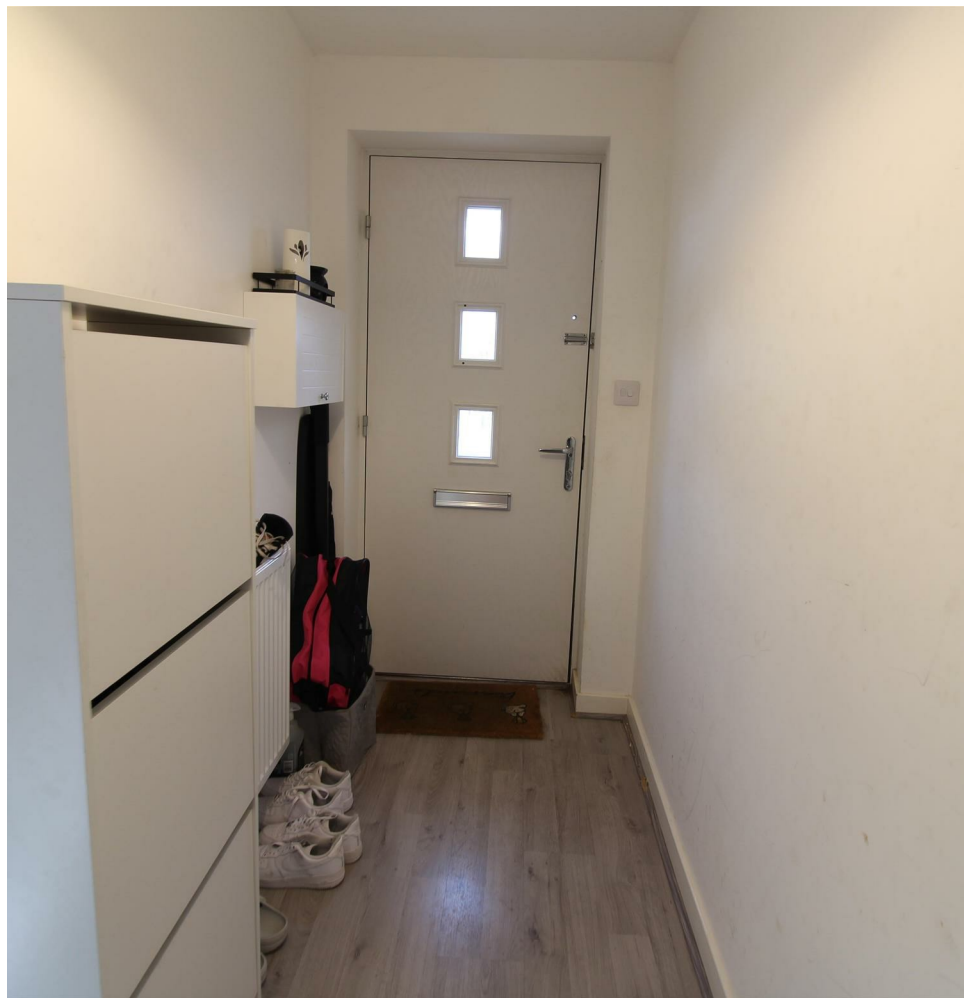


**Kenney Lane, Bristol, BS5 7FP**  
**Offers In The Region Of £360,000**





# Kenney Lane, Bristol, BS5 7FP

Offers In The Region Of £360,000  
Council Tax Band: C

Nestled in the charming area of Kenney Lane, Bristol, this delightful house offers a perfect blend of modern living and comfort. Spanning an impressive 1,044 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. There is potential for a further bedroom in this versatile property.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The two bathrooms are tastefully appointed, ensuring convenience for both residents and guests alike.

Constructed in 2019, this property benefits from contemporary design and energy-efficient features, making it a practical choice for modern living. Zonal heating controls are a definite plus in an effort to control your bills. The house also includes parking for two vehicles, a valuable asset in this bustling area.

With its prime location in Bristol, residents will enjoy easy access to local amenities, schools, and transport links, making it a desirable choice for those looking to settle in a vibrant community. This property is not just a house; it is a place to call home, offering comfort, style, and convenience in equal measure. Don't miss the opportunity to make this lovely property your own.

This property does have a service charge of £215 per year.

## Kitchen

13'0" x 12'9" (3.97 x 3.9)

Wall and floor mounted storage units. Electric double oven. Gas hob. Space for washing machine and dish washer. Fridge/freezer. Stainless steel sink and drainer. Cooker diffuser hood. uPVC double glazed French doors to rear garden. uPVC double glazed windows. Larder cupboard. Radiator. Lots of work surface space.

## Dinning Room/Bedroom 4

8'10" x 9'9" (2.71 x 2.99)

uPVC double glazed windows. Radiator.

## Hall

Double glazed front door. Radiator.

## Cloakroom

5'2" x 3'0" (1.59 x 0.92)

Low level WC. Basin. Extraction fan. Radiator.

## Lounge

13'0" x 9'5" (3.98 x 2.89)

On the first floor. Double glazed uPVC French doors with Juliet balcony. uPVC double glazed windows. Radiator. Broadband point.

## Bedroom 3

9'4" x 13'0" (2.87 x 3.98)

To the rear on the first floor. uPVC double glazed windows. Radiator. Door to en suite.

## En Suite

6'5" x 4'4" max (1.98 x 1.33 max)

Shower cubicle. Low level WC. Basin on pedestal. Extraction fan. Radiator.

## Landing 1

13'2" x 7'3" (4.02 x 2.22)

Lagre open landing with space for a home office.

## Bedroom 1

13'0" x 10'2" max (3.98 x 3.12 max)

Second floor and to the front of the property. uPVC double glazed windows. Radiator.

## Bedroom 2

13'0" x 10'4" max (3.98 x 3.15 max)

Second floor and to the rear of the property. uPVC double glazed windows. Radiator. Loft access hatch.

## Bathroom

6'2" x 5'6" (1.89 x 1.70)

Panel bath with shower over. Glass shower screen. Basin on pedestal. Low level WC. Part tile walls. Radiator.

## Landing 2

7'1" x 6'8" (2.17 x 2.05)

Storage Cupboard.

## Rear Garden

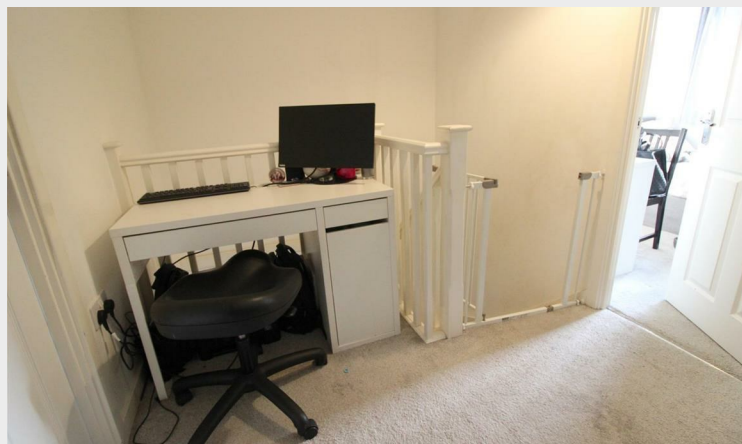
Fully enclosed South facing rear garden. Side access gate. Garden shed.

## Parking

Two parking spaces directly in front of the property.

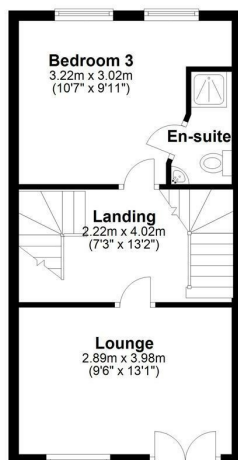
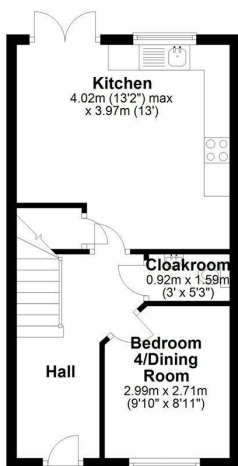




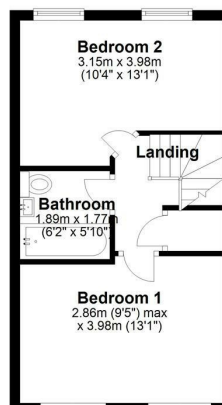




Ground Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC