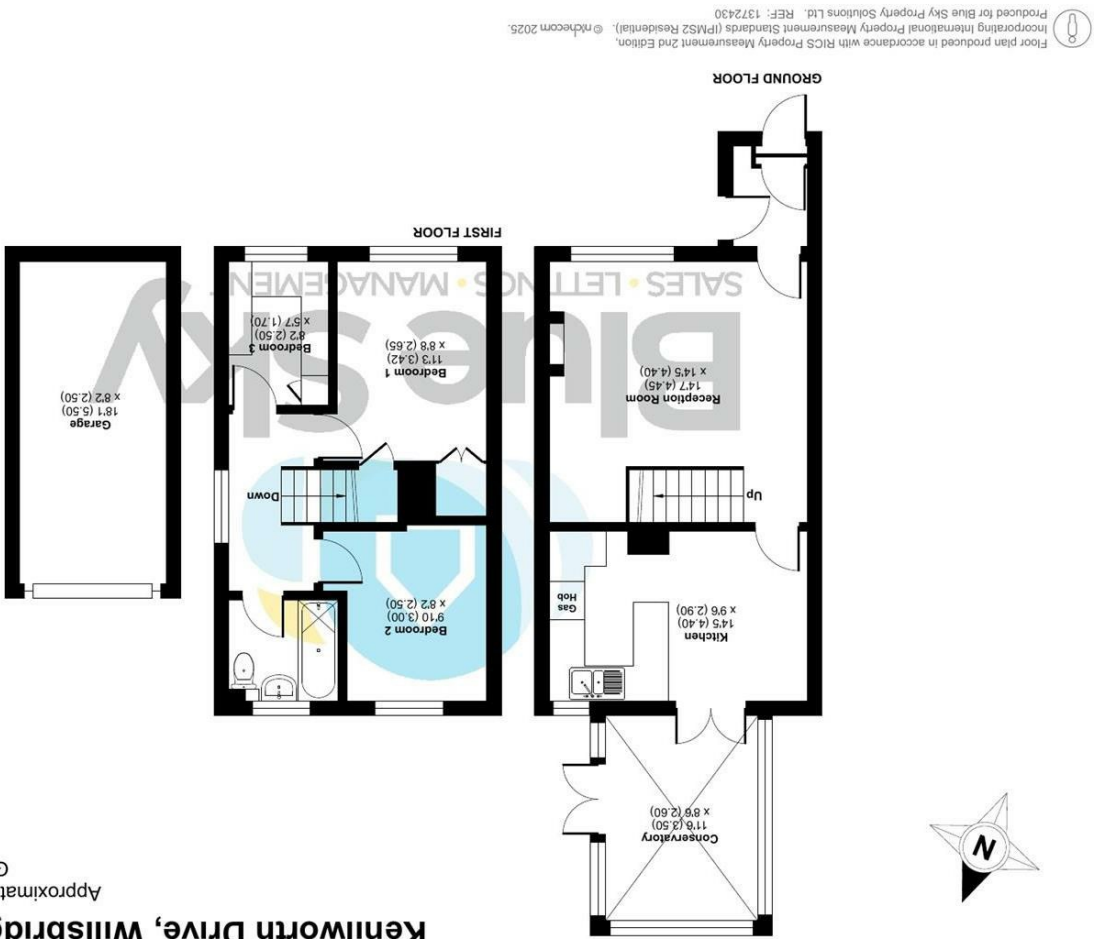




Kenilworth Drive, Willsbridge, Bristol, BS30
Approximate Area = 842 sq ft / 78.2 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 990 sq ft / 91.9 sq m
For identification only - Not to scale



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drain down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

Don't forget to register and stay ahead of the crowd.

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Like what you see?



Council Tax Band: C | Property Tenure: Freehold

Welcome to your new home! Nestled in the charming area of Willsbridge, Bristol, this well-presented semi-detached house on Kenilworth Drive offers a delightful family home. With three bedrooms, this property is perfect for those seeking comfort and convenience. The inviting reception room provides a warm welcome, while the kitchen/diner is ideal for family meals and entertaining guests. The adjoining conservatory boasts lovely views, creating a serene space to relax and enjoy the surrounding scenery. The property features driveway parking as well as a single garage for additional storage or secure parking. The rear of the house offers picturesque views, including the historic Willsbridge Mill, enhancing the tranquil atmosphere of the home. Families will appreciate the proximity to local school, making the morning school run a breeze. This semi-detached house is not only a practical choice but also a wonderful opportunity to enjoy the peaceful lifestyle that Willsbridge has to offer. With its blend of modern living and scenic surroundings, this property is sure to attract those looking for a perfect family abode. Don't miss the chance to make this charming house your new home.



Entrance Hall

Double glazed door to side, tiled flooring, shelves, door to lounge, wall unit housing fuse board.

Lounge

14'7" x 14'5" (4.45m x 4.39m)
Double glazed window to front, tiled flooring, gas fire with surround (disconnected), stairs to first floor landing, warm air vent.

Kitchen/Diner

14'5" x 9'6" (4.39m x 2.90m)
Double glazed window to rear, double glazed French doors to conservatory, tiled flooring, wall and base units, worktops, spotlights, tiled splashbacks, space for fridge/freezer, space for washing machine, gas hob, Neff cooker hood, double oven, wine rack, under unit lighting, 1 1/2 sink and drainer into worktop, warm air heating system, integrated dishwasher.

Conservatory

11'6" x 8'6" (3.51m x 2.59m)
Tiled flooring, double glazed windows, double glazed French door to rear garden, ceiling fan.

First Floor Landing

Double glazed window to side, two air heating vents.

Bedroom One

11'3" x 8'8" (3.43m x 2.64m)
Double glazed window to front, air heating vent, loft access (with drop down ladder,

light, part boarded and gas combi boiler for hot water only), built in wardrobe, over stairs storage cupboard, ceiling fan/light.

Bedroom Two

9'10" x 8'2" (3.00m x 2.49m)
Double glazed window to rear, air heating vent.

Bathroom Three

8'2" x 5'7" (2.49m x 1.70m)
Double glazed window to front, air heating vent, built in desk, shelves and storage.

Bathroom

Double glazed window to rear, W.C, wash hand basin with vanity, enclosed bath with shower over, shower screen, tiled flooring, spotlights, air heating vent, part tiled walls, extractor fan, shaver points.

Front/Driveway

Gated side access, outside store housing gas meter, brick paved driveway.

Rear Garden

Outside tap, outside power, gated side access, patio area, shed, border of plants and shrubs, pebbles, views to rear.

Garage

Single garage located in a block near to the property. Up and over door to front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

