



20 Kennard Close

, Bristol, BS15 8AG

£325,000



Kennard Close, Bristol Located next to Magpie Bottom Nature Reserve, this delightful mid-terrace cottage offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The bathroom is thoughtfully designed, catering to the needs of modern living. The property benefits from its location at the end of the Close is Magpie Bottom Nature Reserve which offers ponds, stream, park and woodland

This house presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a new family residence, this property is sure to impress. Don't miss the chance to make this lovely house your new home in Bristol.



Hallway

Entrance door, stairs, radiator, door to:-

Lounge 10'5" x 6'6" (3.18m x 2.00m)

Double glazed window, vertical radiator

Dining Room 12'5" x 11'1" (3.81m x 3.39m)

Vertical radiator, feature storage cupboard, opening to:-

Kitchen 11'9" x 6'2" (3.59m x 1.89m)

Matching range of wall and base units with worktop space over, sink unit, built in cooker and hob, space for fridge/freezer, wall mounted boiler, double glazed window, double glazed door to garden, door to:-

Utility 6'2" x 4'9" (1.90m x 1.47m)

Wall and base unit with worktop space over, space for dishwasher, door to:-

WC/Utility 6'8" x 6'3" (2.05m x 1.91m)

Wall and base units with worktop space over, sink unit, space for washing machine, fitted low level wc, heated towel rail, double glazed window

Landing

Stairs to top floor, door to:-

Bedroom 2 12'4" x 10'4" (3.78m x 3.16m)

Double glazed window, radiator

Bedroom 3 8'2" x 6'7" (2.50m x 2.02m)

Double glazed window, vertical radiator

Bathroom 6'11" x 4'10" (2.12m x 1.48m)

Three piece suite comprising of panelled bath with shower over, low level wc, wash hand basin, tiled surround, heated towel rail, double glazed window

Bedroom 1

Double glazed window, velux window, vertical radiator, storage

Garden

Patio seating area and mature borders for plants and shrubs

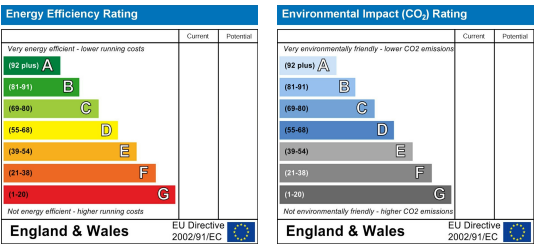
Area Map



Floor Plans



Energy Efficiency Graph



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