



### **41 Kenneth Road, Bristol, BS4 5AE**

**£395,000**

This beautifully presented terraced property in a desirable location is ideal for families and couples looking for a new home. The house boasts two open plan reception rooms, each with unique features such as a large bay window, an open fireplace in the lounge area, a fabulous sun room with a stunning garden view, and with a utility area and W.C off. The kitchen is well equipped with modern appliances and opens to a dining space, perfect for entertaining guests. The property includes three bedrooms - two double and one single - providing ample space for a growing family or guests. The newly refurbished bathroom adds a touch of luxury to this charming home. Outside, there is driveway parking and a lovely garden to enjoy which backs onto Brislington Brook. Situated close to public transport links and local amenities, this property offers both convenience and comfort for its new owners. Don't miss the opportunity to make this house your new home.

### Entrance Hallway



### Kitchen



### Sitting Room

11'8 x 11'3 (3.56m x 3.43m)

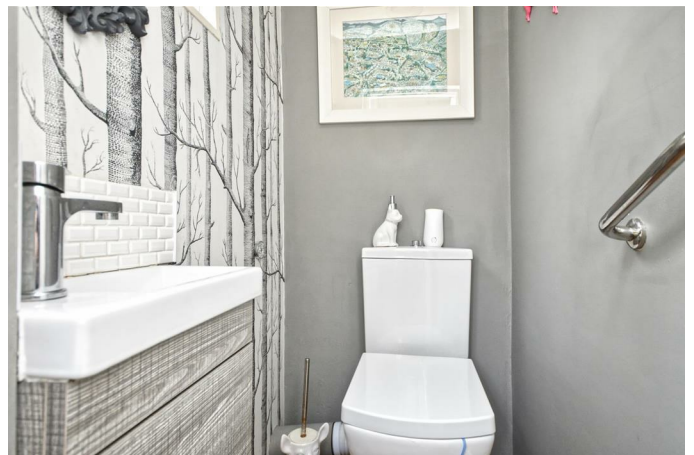


### Sun Room

14'4 x 9'7 (4.37m x 2.92m)



### W.C



### Kitchen/Dining Room

18'4 x 11'7 max (5.59m x 3.53m max)

### Dining Room



### Utility

### Landing

8'3 x 7'5 (2.51m x 2.26m)



### Bedroom Three

8'3 x 7'5 (2.51m x 2.26m)



### Bedroom One

13'8 x 10'8 (4.17m x 3.25m)



### Shower Room

7'5 x 5'9 (2.26m x 1.75m)



### Bedroom Two

11'9 x 10'9 (3.58m x 3.28m)



### Rear Garden



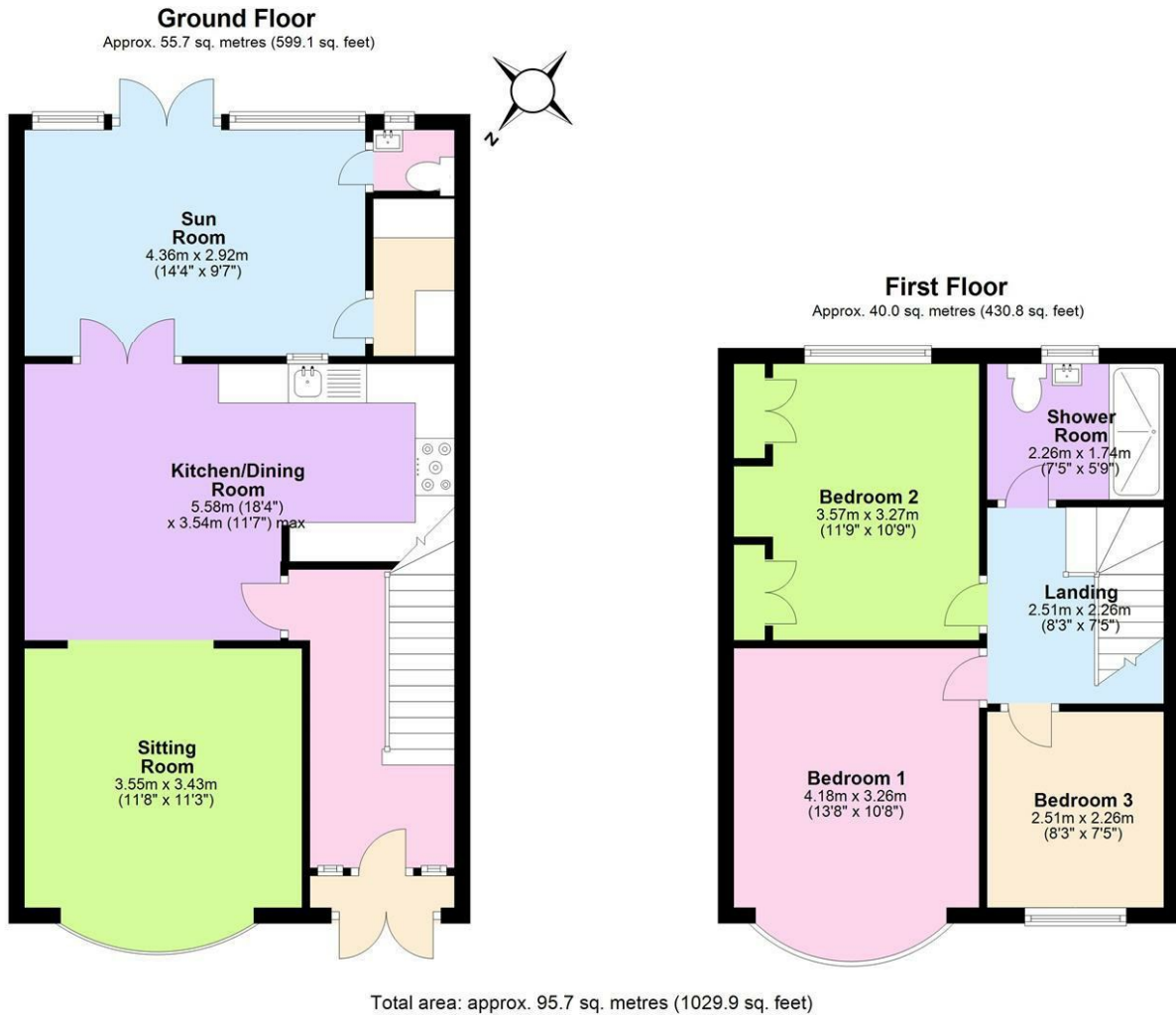
### Rear Elevation



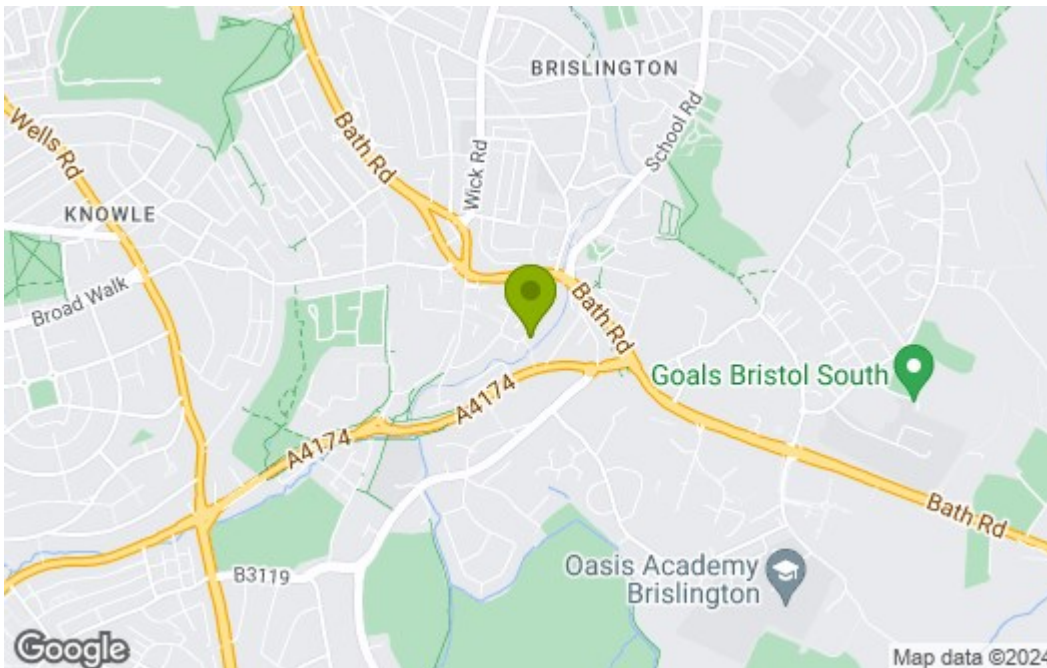
### General

Land Registry docs show the property is subject to an annual rent charge of £5. However, this has not been claimed during the sellers current ownership (approx 14 years)

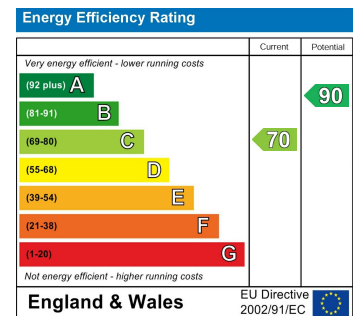
## Floor Plan



## Area Map



## Energy Efficiency Graph



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