







42 Gilbert Road, Kingswood, Bristol BS15 1RQ

Offers In The Region Of £325,000

HUNTERS®
HERE TO GET *you* THERE

- 1930's bay fronted home
- 3 good size bedrooms
- Spacious front lounge
- Modern gloss fitted kitchen extension
- Enclosed low maintenance rear garden with side pedestrian access
- Beautifully presented and modern interior
- Contemporary fitted first floor shower room
- Dining room with French doors and views onto garden
- Detached double garage
- Within walking distance to Kingswood high street

Nestled in the charming area of Kingswood, Bristol, this delightful terraced house on Gilbert Road offers a perfect blend of comfort and convenience. Built in the 1930's - 1950's, the property exudes a sense of character while providing modern living spaces suitable for families or professionals alike.

Upon entering, you are welcomed by two spacious reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout allows for a seamless flow between the rooms, creating a warm and inviting atmosphere. The three well-proportioned bedrooms provide ample space for relaxation and rest. The property features a well-appointed shower-room ensuring that all your daily needs are met with ease. Additionally, the house benefits from a detached double garage for multi use purpose, a valuable asset in this bustling area, allowing for convenience and peace of mind. You will also find an extended modern gloss fitted kitchen with a wide range of units for space and storage needs.

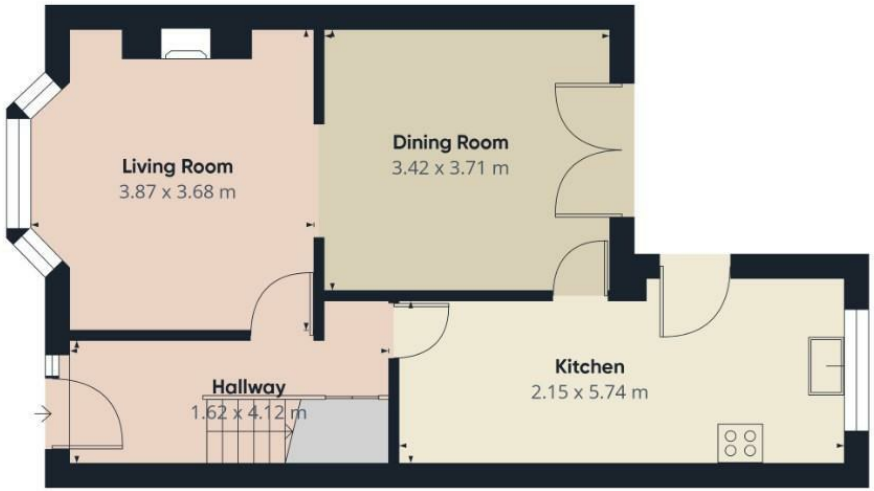
Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families.











Floor 0



Floor 1

Approximate total area[1]

82.5 m²

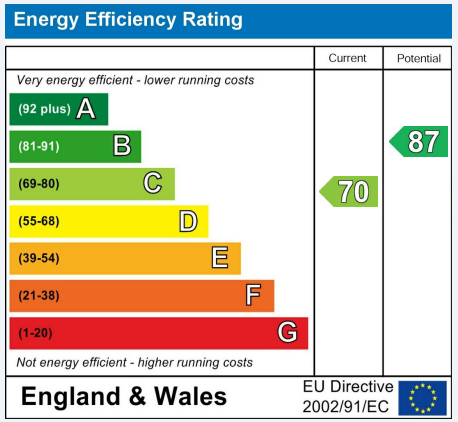
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

ANTI-MONEY-LAUNDERING - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Viewing

Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

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The Property Ombudsman