

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Kings Head Lane

Bristol, BS13 7BN

Chain Free £385,000



Council Tax: C



# 183 Kings Head Lane

Bristol, BS13 7BN

Chain Free £385,000



## Entrance Hall

6'3 x 13'2 (1.91m x 4.01m)

Laminate flooring, radiator, doors leading to kitchen and lounge.

## Lounge

11'72 x 17'72 (3.35m x 5.18m)

Double glazed bay window, radiator, laminate flooring, double doors leading to kitchen diner.

## Kitchen Diner

17'5 x 16'15 (5.31m x 4.88m)

Double glazed patio doors leading to rear garden, radiator, laminate flooring.

## Landing

7'9 x 9'5 (2.36m x 2.87m)

Carpeted flooring, doors leading to bedrooms and bathroom, access to loft hatch.

## Bathroom

5'9 x 7'9 (1.75m x 2.36m )

Double glazed window, radiator, tiled flooring, 3 piece bathroom suite.

## Bedroom One

13'3 x 9'2 (4.04m x 2.79m)

Double glazed bay window, laminate flooring, radiator, built in wardrobes.

## Bedroom Two

12'2 x 10'4 (3.71m x 3.15m )

Double glazed window, laminate flooring, radiator, airing cupboard housing boiler.

## Bedroom Three

7'9 x 8'4 (2.36m x 2.54m)

Double glazed window, laminate flooring, radiator.



## Road Map



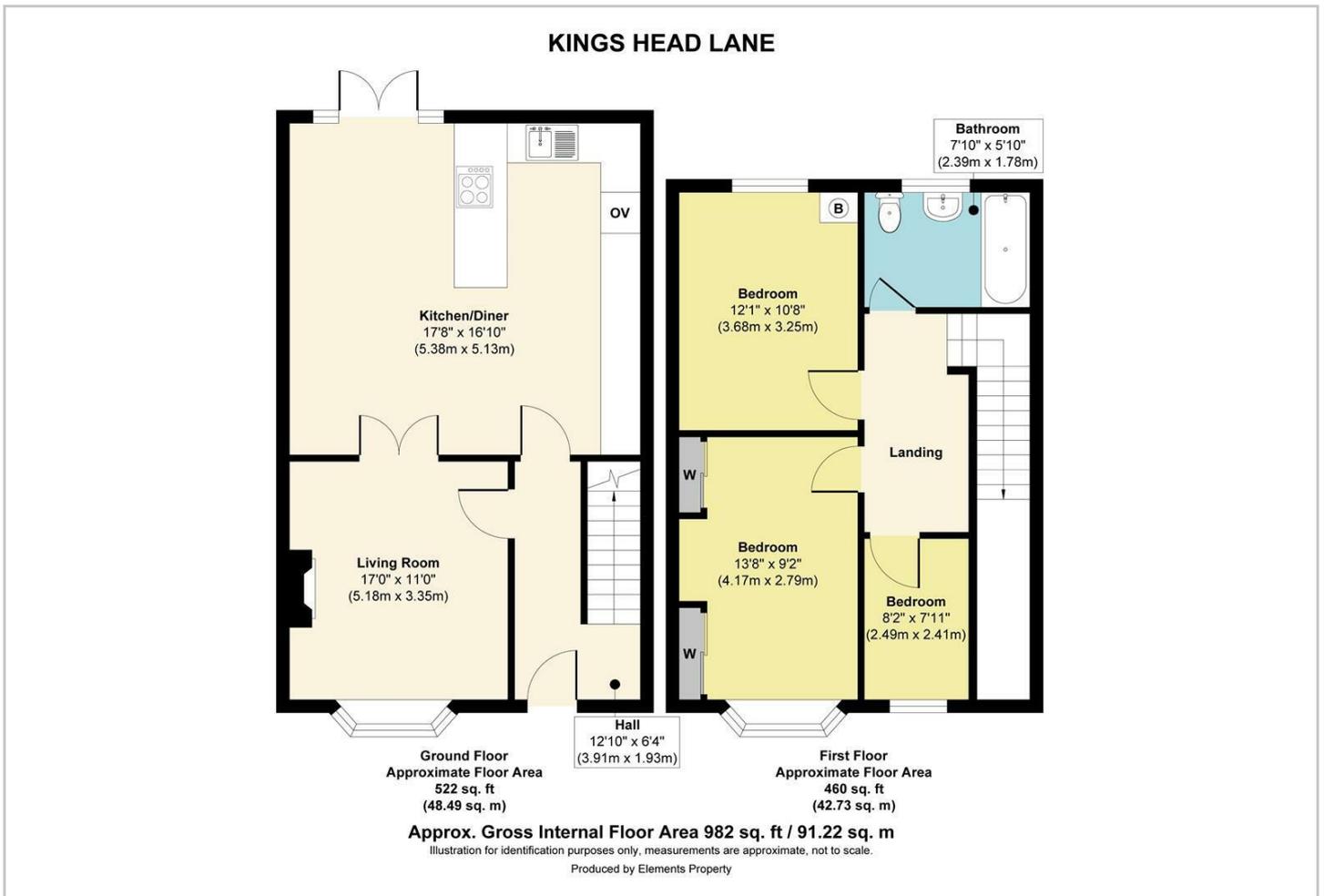
## Hybrid Map



## Terrain Map



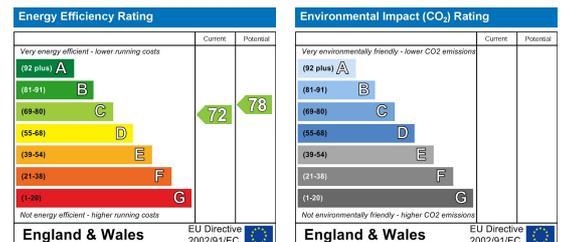
## Floor Plan



## Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.