



HUNTERS[®]

HERE TO GET *you* THERE

30 Kilmersdon Road, Bristol, BS13 9NA

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Offers In Excess Of £325,000

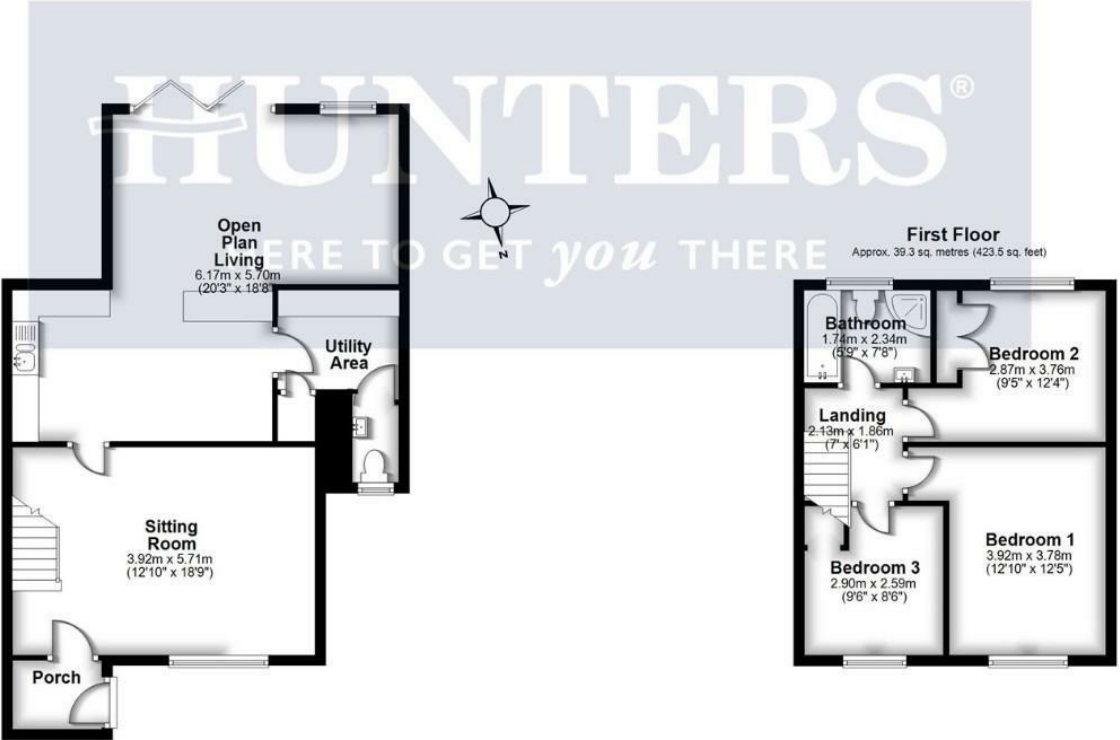
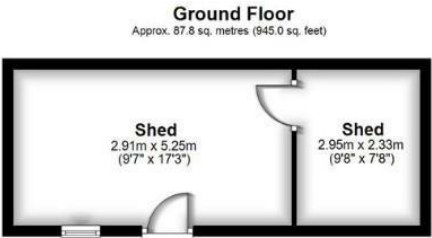
A beautifully presented and extended three-bedroom end-terrace home, finished to a high standard throughout and offering spacious, modern living ideal for families and entertaining.

The property boasts a stunning open-plan kitchen/diner, thoughtfully designed and flooded with natural light, with bi-fold doors opening onto a landscaped rear garden, creating a seamless indoor-outdoor living space. A separate lounge provides a cosy retreat, while practical additions include a utility room and a downstairs WC.

Further benefits include a welcoming porch, a large driveway providing ample off-street parking and solar panels, enhancing energy efficiency and reducing running costs.

This stylish home combines contemporary living with practicality and is truly beautifully finished throughout, ready to move straight into.

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441
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Total area: approx. 127.1 sq. metres (1368.5 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. 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.



