

# HUNTERS®

HERE TO GET *you* THERE



## 25 Holdenhurst Road

Kingswood, Bristol, BS15 1HL

£350,000



Hunters are delighted to offer for sale this attractive 1930's 3 bedroom semi detached property positioned within a highly desirable sought after location. This very well spaced home is offered with vacant possession and would make either a great first time buyer or family home. Internally the house requires modernising and would also suit DIY enthusiast. To the ground floor there is a lounge, a separate dining room, a kitchen, a utility room and cloakroom, with 3 good size bedrooms and bathroom to first floor. Further benefits include a beautifully landscaped rear garden with side and rear access, a large detached garage and a modest front garden. Internal viewng is highly recommended.





Entrance

Via double glazed double doors into inner porch with 1930's paneled door with leaded stain glass feature window leading to ....

Hallway

Stairs to first floor, fitted radiator, wood grain effect fitted laminate flooring, dado railing, understairs storage.

Lounge 14'11" x 11'11" (4.56m x 3.64m)

Dimension into bay and recess. Double glazed window to front, fitted radiator, wood grain effect fitted laminate flooring, sliding doors leading to ...

Dining Room 14'7" x 11'1" (4.46m x 3.40m)

Double glazed bay window to rear, fitted radiator, dado rail.

Kitchen 9'1" x 7'4" (2.77m x 2.24m)

The kitchen comprises of base and wall fitted units with tiled splash backs, working surfaces incorporating a single bowl sink, gas point for cooker, space for fridge/freezer.

Utility Area

Plumbing for automatic washing machine, double glazed windows overlooking the garden, double glazed door leading to garden.

Cloak Room

Comprising of low level w.c , window to rear.

First Floor Landing

Access to loft space.

Bedroom 1 14'11" x 12'0" (4.56m x 3.66m)

Dimension into bay, double glazed bay window to front, fitted radiator.

Bedroom 2 12'8" x 11'2" (3.88m x 3.41m)

Double glazed window to rear with pleasant outlook onto rear garden, fitted radiator, fitted wardrobes and dressing table.

Bedroom 3 9'7" x 6'8" (2.93m x 2.05m)

Double glazed window to front, fitted radiator.

Bathroom

Comprising of coloured suite with paneled bath with overhead fitted shower, fitted radiator, oyster shell style sink into storage unit, low level w.c. wood grain effect fitted laminate flooring.

Exterior

To the rear has a lovely landscape spacious enclosed garden with paved patio adjoining the property, side pedestrian access via a gate, the remainder of the garden is mainly laid to lawn with bedded areas to side offering attractive planting. Separate pedestrian rear access gate. To the front has modest garden with hedge borders with wrought iron gate leading onto side pathway leading to front door. There is also a side pedestrian access via gate leading to rear garden.

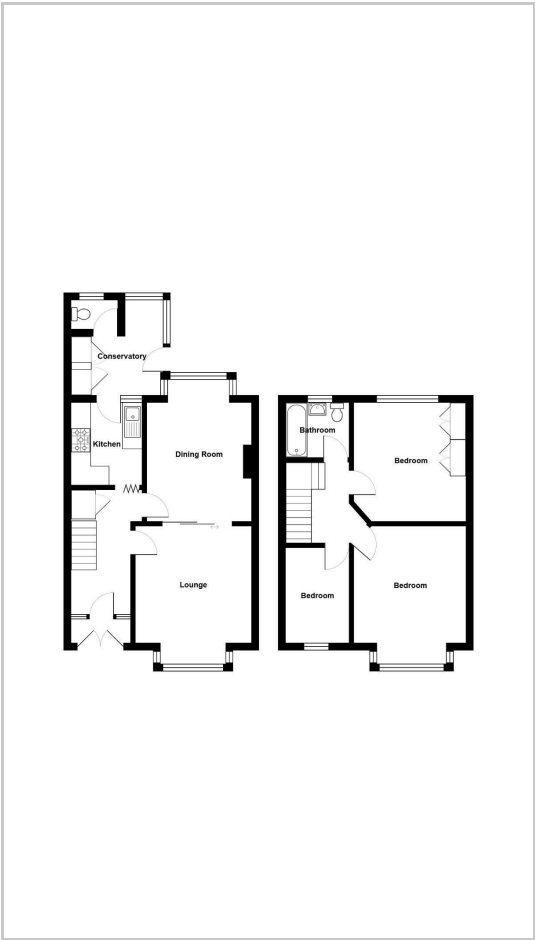
Garage 18'7" x 18'6" (5.67m x 5.66m)

Detached garage located to the rear of the garden. Power and light access onto rear vehicular access lane.

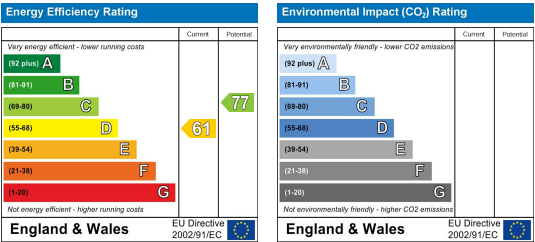
Area Map



Floor Plans



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.