

HUNTERS®

HERE TO GET *you* THERE



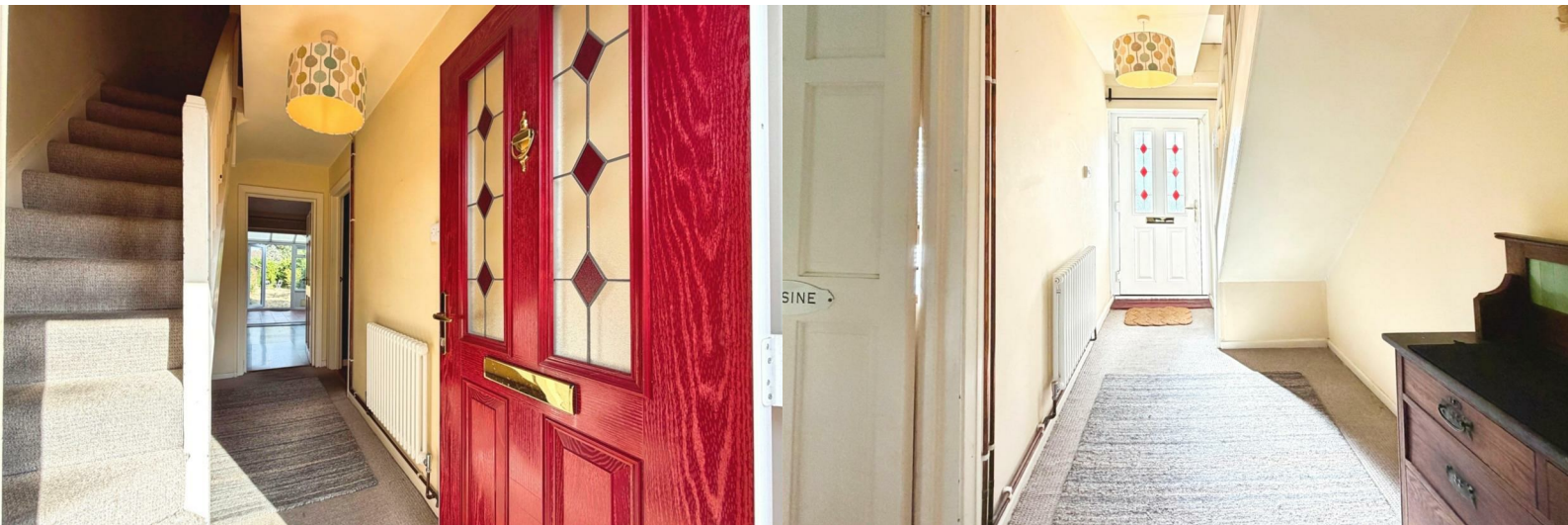
Kingshill Road

Bristol, BS4 2SJ

Guide Price £325,000



Council Tax: B



51 Kingshill Road

Bristol, BS4 2SJ

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Entrance Hall

Composite entrance door, meter cupboards, radiator, carpet, stairs to first floor

Off Street Parking

Situated to the front of the property providing parking for one vehicle

Kitchen

uPVC double glazed window to front, range of wall and base units with worksurfaces above, sink drainer, space for range cooker, space for upright fridge/freezer, plumbing for washing machine, tiled floors

Lounge

uPVC double glazed window to rear, fireplace, radiator, laminate flooring, uPVC double glazed patio doors opening out into the conservatory

Conservatory

uPVC surround with uPVC double glazed patio doors leading to the rear garden, tiled flooring

Landing

Doors to rooms, loft access

Bedroom One

uPVC double glazed window to front, radiator, carpet

Bedroom Two

uPVC double glazed window to rear radiator, carpet

Bedroom Three

uPVC double glazed window to rear, cupboard housing a combi boiler, radiator, carpet

Bathroom

uPVC double glazed window to front, three piece bathroom suite, heated towel rail, laminate flooring

Rear Garden

Large Enclosed rear garden with side access



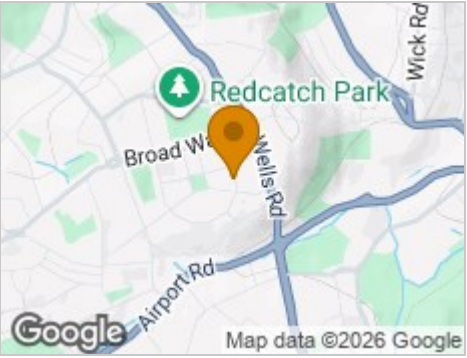
Road Map



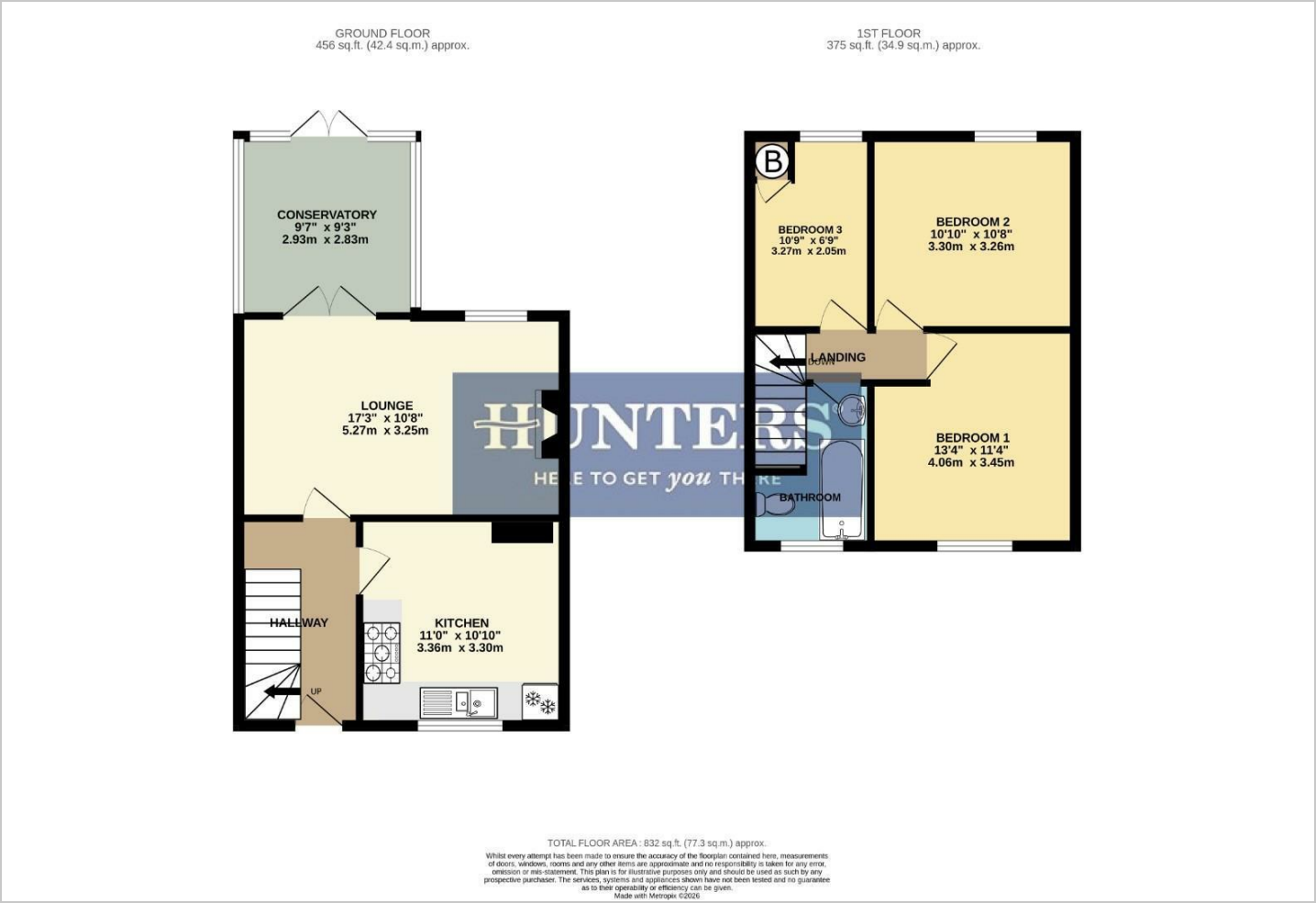
Hybrid Map



Terrain Map



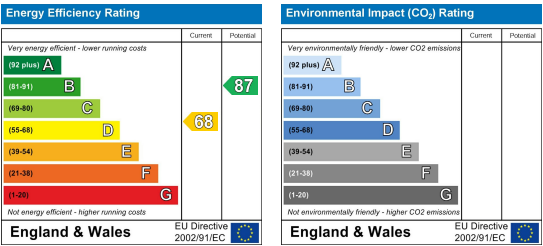
Floor Plan



Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 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.