
HUNTERS®
HERE TO GET you THERE
2 Kingshill Road, Bristol, BS4 2SG

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£375,000

Hunters BS4 are delighted to bring to the market this semi-detached three bedroom home on the popular Kingshill Road in Knowle Park. Kingshill Road is a sought-after location, known for its friendly community and proximity to local amenities. With excellent transport links and nearby parks, such as Redcatch Park just 0.2 miles walking distance.

The property compromises of an entrance hall, lounge, dining room, kitchen and lean to on the ground floor. Upstairs, you will find 3 good sized bedrooms and a bathroom. Spanning an impressive 926 square feet, this property is an ideal home for families or those seeking extra space.

Outside, you will find a generous wrap-around garden that extends from the front to the side and rear of the house. This outdoor space is perfect for gardening enthusiasts or for children to play, providing a retreat from the hustle and bustle of daily life.
The property also offers parking for two cars, with a convenient gated driveway.

This semi-detached house on Kingshill Road presents a wonderful opportunity for anyone looking to settle in Bristol. With its spacious interiors, lovely garden, and practical parking, it is a property that truly deserves your attention.
Contact us today to arrange your viewing on 0117 9723948 or knowle.bristol@hunters.com

GROUND FLOOR

1ST FLOOR



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TOTAL FLOOR AREA : 926sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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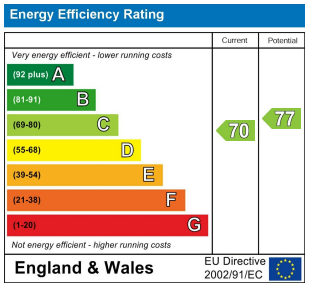
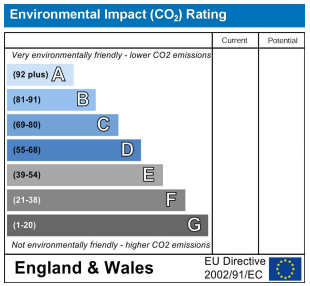




Wrap Around - Front/Side Garden
Enclosed via hedges, brick walls and fencing, Laid to lawn, Gated access, Pathway leading to front elevation, Driveway, Gate providing side access.

Driveway
Situated to the side of the property, Gated access.

Entrance Hall
Entrance door to front elevation, Stairs to first floor, Doors to rooms, Laminate flooring.

Lounge
Double glazed window to front and rear elevation, Chimney breast, Electric fire, Cupboard housing wall mounted combi boiler, Radiator, Carpet.

Dining Room
Double glazed window to front elevation, Opening through to Kitchen, Radiator, Carpet.

Kitchen
Double glazed window to rear elevation, Double glazed door to Garden, Wall and base units with work surfaces above, Integrated oven, Integrated electric hob with extractor fan above, Sink drainer, Under stairs storage cupboard, Plumbing for washing machine, Vinyl flooring.

Landing
Doors to rooms, Internal single glazed window, Loft access, Carpet.

Bedroom One
Double glazed window to front and rear elevation, Fitted wardrobe with sliding doors, Radiator, Carpet.

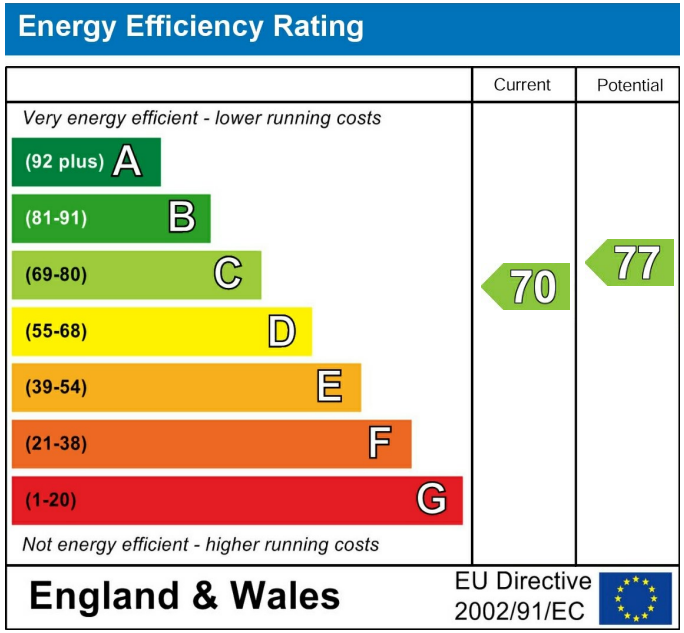
Bedroom Two
Double glazed windows to front elevation, Internal single glazed window, Radiator, Carpet.

Bedroom Three
Double glazed window to rear elevation, Radiator, Carpet.

Bathroom
Double glazed window to rear elevation, Panelled bath with shower over, Low level W/C, Wash hand basin, Radiator, Vinyl flooring.

Lean To
Situated to the rear of the property, Wall and base units with work surfaces above, Door to Garden.

Rear Garden
Enclosed via fencing, Patio area, Laid to lawn, Gate providing side access, Sheds, Greenhouse, Outdoor tap, External plug sockets.



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.



















































