

HUNTERS®
HERE TO GET *you* THERE

34 Kingshill Road, Bristol, Somerset, BS4 2SJ

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£325,000

NO ONWARD CHAIN Situated on Kingshill Road in Knowle, Bristol, this charming house presents an excellent opportunity for first-time buyers and families alike. 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.

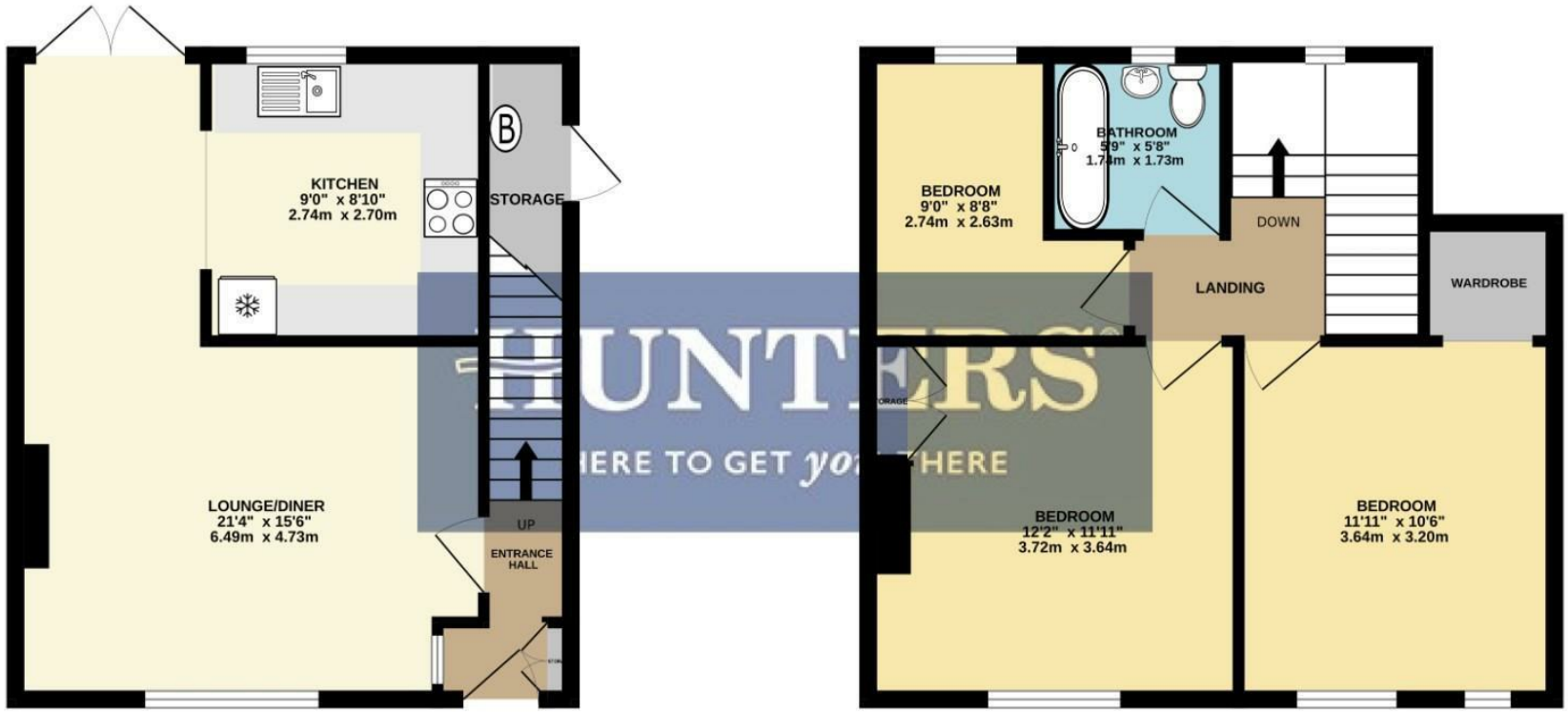
The property itself comprises of an entrance hall, lounge/diner, and kitchen to the ground floor. Upstairs you will find three good sized bedrooms and a bathroom. Further benefits of the property include, gas central heating, double glazing, a driveway providing off street parking and a large rear garden with side access, perfect for children to play or for hosting summer barbecues.

Whether you are starting your journey as a homeowner or seeking an investment, this house on Kingshill Road is a wonderful opportunity not to be missed.

Contact us today to arrange your viewing on 0117 9723948 or knowle.bristol@hunters.com

GROUND FLOOR

1ST FLOOR

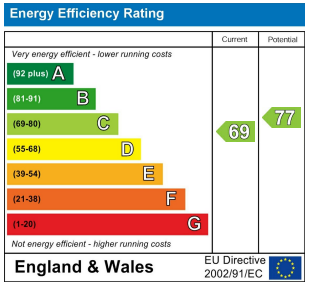


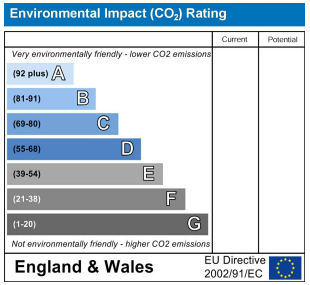
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TOTAL FLOOR AREA : 883sq.ft. (82.0 sq.m.) approx.

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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Driveway
Situated to the front of the property, providing off street parking.

Entrance Hall
Entrance door to front elevation, Cupboard housing electrics, Stairs to first floor, Door to Lounge/Diner, Radiator, Laminate flooring.

Lounge/Diner
Double glazed window to front elevation, Double glazed double doors to Garden, Chimney breast, Feature mantle surround, Opening to Kitchen, Radiator, Laminate flooring.

Kitchen
Double glazed window to rear elevation, Wall and base units with work surfaces above, Sink drainer, Integrated oven with hob and extractor fan above, Space for upright fridge freezer, Plumbing for washing machine, Space for dishwasher, Laminate flooring.

Landing
Double glazed window to rear elevation, Doors to rooms, Loft access, Radiator, Carpet.

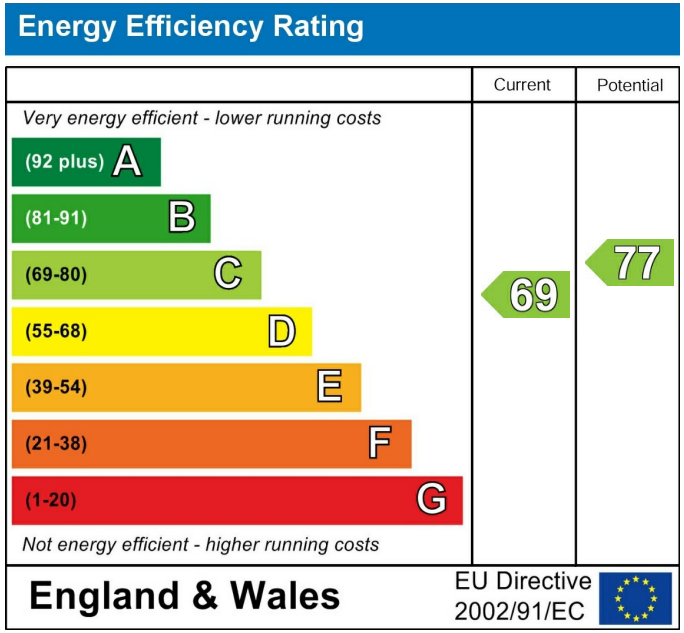
Bedroom One
Double glazed window to front elevation, Chimney breast, Fitted storage cupboards, Radiator, Carpet.

Bedroom Two
Double glazed windows to front elevation, Opening to wardrobe space, 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, Tiled floor.

Rear Garden
Enclosed via fencing and hedges, Patio area, Laid to lawn, Pathway leading to rear elevation, Laid to chipping stones area, Gate providing side access.



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.





