



HUNTERS
HERE TO GET YOU THERE

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57 Kingshill Road, Knowle, Bristol, BS4 2SW

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£300,000

**** NO ONWARD CHAIN****

Hunters BS4 are delighted to bring to the sales market this three bedroom, semi detached home situated on the corner of Kingshill Road in Knowle Park. With bags of potential this property is crying out for its new owners to transform it back into a family home.

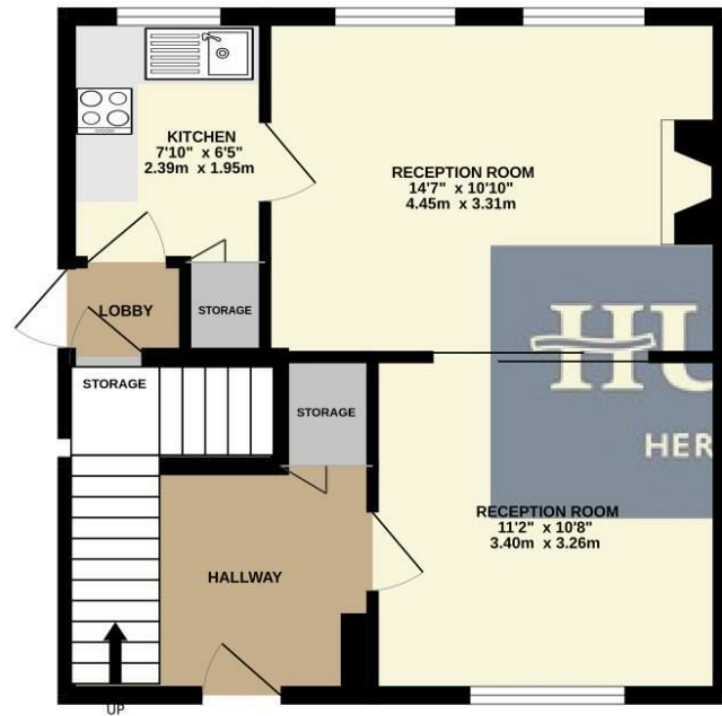
Located close to local amenities, shops and a good local primary school with excellent transport links to Bristol City Centre and Bristol Temple Meads Train station close by.

The property itself comprises of an entrance hall, open plan lounge/dining room and kitchen to the ground floor. Upstairs you will find three good sized bedrooms and family bathroom. Outside to the rear, front and sides are mature gardens and the property is finished off with a detached garage and driveway. Further benefits include gas central heating and uPVC double glazing. Furthermore this property is offered with No Onward Chain

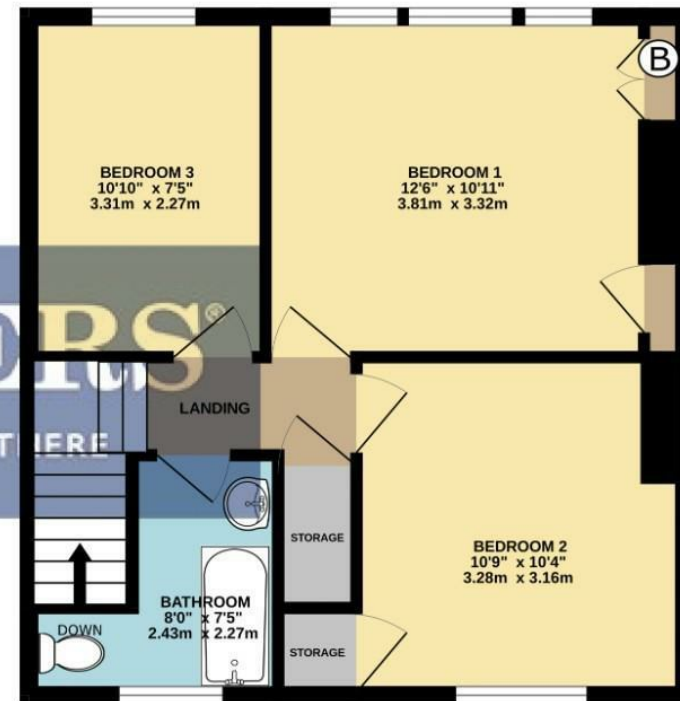
To appreciate all that this property has to offer call Hunters today to arrange your internal viewing on 0117 9723948

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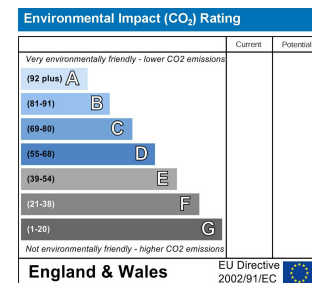
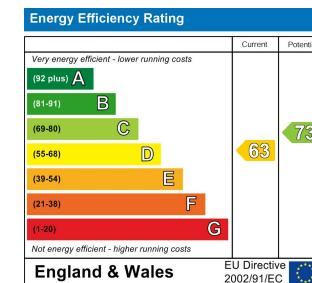
GROUND FLOOR



1ST FLOOR



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.

Front Garden

Enclosed via hedges, Pathway leading to the front and side of property, Lawn area.

Hallway

Entrance door to front elevation, Stairs to first floor, Door to rooms, Storage cupboard, Cupboard housing electrics, Electric radiator, Carpet.

Reception Room One

Double glazed window to front elevation, Sliding doors to second reception room, Radiator, Carpet.

Reception Room Two

Two double glazed windows to rear elevation, Chimney breast, Electric fire, Door to kitchen, Radiator, Carpet.

Kitchen

Double glazed window to rear elevation, Range of wall and base units with work spaces above, Sink drainer, Space for cooker, Space for fridge freezer, Plumbing for washing machine, Storage cupboard, Door to Lobby, Radiator, Vinyl floor.

Lobby

Understairs storage cupboard, Door to garden.

Landing

Doors to rooms, Loft access, Storage cupboard, Carpet.

Bedroom One

Double glazed window to rear elevation, Chimney breast, Fitted storage cupboards, Combi boiler, Picture rail, Radiator, Carpet.

Bedroom Two

Double glazed window to front elevation, Storage cupboard, Picture rail, Radiator, Carpet.

Bedroom Three

Double glazed window to rear elevation, Picture rail, Radiator, Carpet.

Bathroom

Double glazed window to front elevation, Panelled bath with shower over, Wash hand basin, Low level W/C, Radiator, Carpet.

Rear Garden

Enclosed via fencing and hedges, Lawn area, Side access via gate.

Garage

Situated to the side of the property currently used for storage, Up and over door to front elevation, Door to side elevation.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(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.







