

Connells

Kilmersdon Road
Bristol

Kilmersdon Road
Bristol BS13 9NA

for sale offers in excess of
£300,000







Property Description

This three bedroom end of terrace property is in good condition. This wonderful property is PERFECT FOR FIRST TIME BUYERS or FAMILES looking to put their own stamp on their next home. Light and spacious and with ample garden and parking this property is close to local amenities including shops, schools and good transport links all nearby.

The accommodation briefly comprises porch, entrance hall, living room, dining room/conservatory, and kitchen to the ground floor with three bedrooms and a family bathroom to the floor above.

Further benefits include a modern bathroom suite, double glazing, gas central heating, large private rear garden, gated off street parking.

Situated in a highly convenient location, this home is just a short walk from local amenities, including schools, green spaces, shops, and bus routes, ensuring everything you need is within easy reach. Ideal for families seeking comfort, style, and practicality, this home is not to be missed.

Ground Floor Accommodation

Porch

Double Glazed Window to Side, Internal Door to Property

Living Room

Double Glazed Window to Front, Feature Fire Place, Built in Cupboard, Stairs up to First Floor, Radiator

Kitchen / Dining Room

Double Glazed Window and French Doors to Conservatory, Range of Wall and Base Units with Work Surface Over, Inset One and Half Bowl Sink with Draining Board and Mixer Tap, Tiled Splash Back Around, Built in Oven with Gas Hob and Extractor Hood Over, Space and Plumbing for Appliances, Radiator

Conservatory

Double Glazed Windows and French Doors to Rear Garden

First Floor Accommodation

Bedroom 1

Double Glazed Window to Front, Built in Cupboard, Radiator

Bedroom 2

Double Glazed Window to Rear, Radiator

Bedroom 3

Double Glazed Window to Front, Radiator

Bathroom

Obscure Double Glazed Window to Rear, Three Piece Suite Comprising of WC with Concealed Cistern, Vanity Sink Unit and Panel Bath with Shower Over

External Features

Rear Garden

Enclosed via Fence Panels, Patio Area to the Bottom with Raised Lawn and Shingle Areas

Parking

Driveway Parking to the Front of the Property for Multiple Cars




ENJOY
Coca-Cola
HUSKY
Hotpoint



Ground Floor **First Floor**





Total floor area 81.8 m² (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/BMR312833

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.