



Connells

Kiln Close
Bristol

Kiln Close Bristol BS15 1NZ

for sale offers over
£300,000



Property Description

Situated within a popular residential cul-de-sac, this well-maintained three-bedroom semi-detached home offers practical accommodation ideal for first-time buyers, families or investors. The property comprises an entrance porch, hallway and a

spacious 21ft open-plan kitchen/lounge, creating an excellent living and entertaining space. Upstairs are three bedrooms and a modern shower room. Outside benefits include off-street parking to the front and an enclosed low-maintenance rear garden with a covered seating area, ideal for year-round entertaining. Conveniently located

close to local schools, shops and transport links, this is a fantastic opportunity to purchase a comfortable home in a sought-after area.

Entrance Porch

Obscured double glazed window to front, door leading into the entrance hall.

Entrance Hall

Door to front, stairs rising to first floor, access to the kitchen/lounge.

Kitchen/Lounge

21' 5" x 14' 8" (6.53m x 4.47m)

Double glazed windows to front and rear. Fitted kitchen with work surfaces, sink unit, appliance space and ample room for lounge and dining furniture. Radiator.

Landing

Access to all rooms. Loft access.

Bedroom One

9' 4" x 8' 4" (2.84m x 2.54m)

Double glazed window to rear. Built-in storage. Radiator.

Bedroom Two

9' 5" x 7' 9" (2.87m x 2.36m)

Double glazed window to front. Radiator.

Bedroom Three

6' 7" x 6' 4" (2.01m x 1.93m)

Double glazed window to front. Radiator.

Shower Room

5' 11" x 5' 7" (1.80m x 1.70m)

Obscured double glazed window to rear. Shower cubicle, wash hand basin and low-level WC.

Outside

Front Approach

Approached via a pathway leading to the entrance porch, the attractive brick-built home benefits from off-street parking and enjoys a pleasant position within a quiet residential cul-de-sac.

Rear Garden

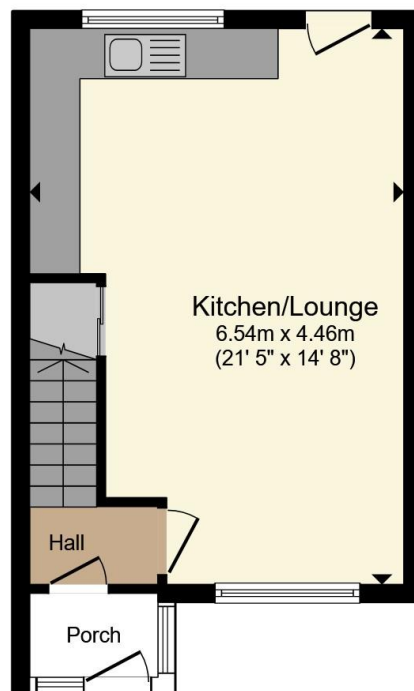
The enclosed rear garden has been designed for low-maintenance living and features an excellent covered decking area ideal for entertaining, with paved seating areas and fenced boundaries.

Agent's Note

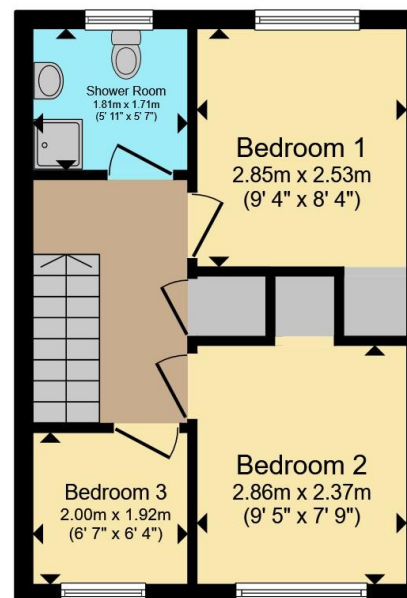
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Ground Floor



First Floor

Total floor area 59.2 m² (637 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

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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