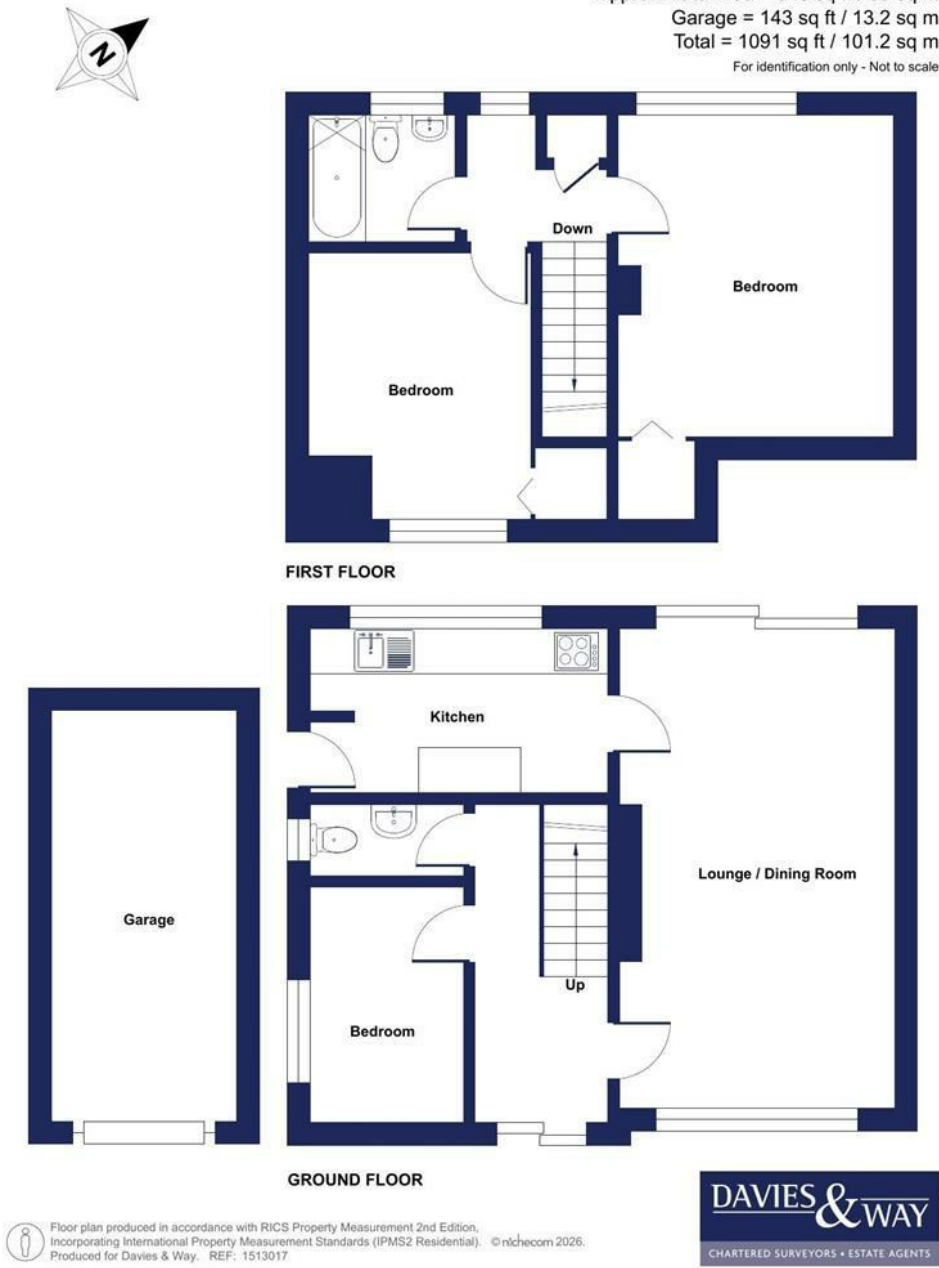


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Kilbirnie Road, Bristol, BS14

Approximate Area = 948 sq ft / 88 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1091 sq ft / 101.2 sq m
For identification only - Not to scale



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

16 Kilbirnie Road, Whitchurch, Bristol, BS14 0HY



£350,000

A bright and airy three bedroom chalet home that's located within a popular residential setting.

- Semi detached
- Entrance hallway
- Lounge/Dining room
- Kitchen
- Ground floor bedroom
- Ground floor WC
- Two first floor bedrooms
- Bathroom
- Gardens
- Garage

www.daviesandway.com
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16 Kilbirnie Road, Whitchurch, Bristol, BS14 0HY

Enjoying a popular and convenient setting in the heart of Whitchurch, within easy reach of a range of local amenities and Bridge Farm Primary School, this bright and airy three bedroom home offers well proportioned accommodation and an excellent opportunity for those looking to create a home to their own taste.

Internally, the ground floor comprises a welcoming entrance hallway leading to a generous lounge/dining room measuring 6.4m (20'11") in length, a versatile ground floor bedroom and a useful WC. Situated off the lounge/dining room is a double galley-style kitchen, which benefits from direct side access onto the driveway. To the first floor are two well balanced double bedrooms, together with a three piece family bathroom featuring a shower over the bath.

Externally, the front garden is mainly laid to lawn and complemented by well-stocked flower beds, while a hardstanding driveway, accessed via a dropped kerb, provides off-street parking and leads to a single garage/workshop. The rear garden is a particular pleasant feature of the home, enjoying a good degree of privacy and being predominantly laid to lawn with fenced boundaries. A paved patio and separate decked seating area provide ideal spaces for outdoor entertaining, while a feature pond and useful summerhouse complete the garden.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.1m x 3.7m (13'5" x 12'1")

Double glazed sliding doors to front aspect, radiator, power points, understairs storage cupboard, doors leading to rooms.

LOUNGE/DINING ROOM 6.4m x 3.7m (20'11" x 12'1")

Double glazed window to front aspect and double glazed patio door to rear aspect overlooking and providing access to rear garden. Feature electric fireplace with brick surround, radiator, power points. Door leading to kitchen.

KITCHEN 2.9m x 3.5m (9'6" x 11'5")

Double glazed window to rear aspect overlooking rear garden, double glazed door to side aspect leading to driveway. Kitchen comprising range of matching base units with roll top work surfaces over, stainless steel sink with mixer tap over, space and electric supply for oven, space and plumbing for washing machine and dishwasher, space and power for upright fridge/freezer. Power points, radiator, splashbacks to all wet areas.

BEDROOM THREE 3.1m x 2.3m (10'2" x 7'6")

Double glazed window to side aspect, radiator, power points.

WC

Two piece suite comprising low level WC and wash hand basin, splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.2m x 1.8m (7'2" x 5'10")

Double glazed window to rear aspect, built in storage cupboard housing gas boiler, doors leading to rooms.

BEDROOM ONE 4.4m x 3.7m (14'5" x 12'1")

Double glazed window to rear aspect overlooking rear garden, built in storage cupboard, power points.

BEDROOM TWO 3.5m x 3m (11'5" x 9'10")

Double glazed window to front aspect, built in wardrobe, radiator, power points.

BATHROOM 2m x 1.7m (6'6" x 5'6")

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with electric shower over, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with well stocked flower beds, walled boundaries, path leading to front door, garage and gate leading to rear garden.

OFF STREET PARKING

Accessed via dropped kerb, laid to hardstanding, footpath leading to garage.

REAR GARDEN

Private rear garden mainly laid to lawn with fenced boundaries, patio and decked seating areas, feature pond, well stocked flower beds, summerhouse, door leading to garage.

SINGLE GARAGE

Accessed via up and over door, with pedestrian access to garden.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bristol City Council
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

