

Kencot Walk, Bristol, BS13 9DU

£299,995



- REFURBISHED PROPERTY
- NEW KITCHEN
- NEW BATHROOM
- NEW BOILER
- REWIRED
- NEW DOUBLE GLAZED WINDOWS AND DOORS
- OFF STREET PARKING
- REAR GARDEN
- GARAGE

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Council Tax Band: B

This property has been completely refurbished with new windows and external doors, rewired, new boiler, new heating system, new bathroom, new kitchen, new carpet and new internal doors. All it needs now are new owners.

The accommodation consists of, to the ground floor, a hallway, large lounge and kitchen diner. Upstairs there are three bedrooms, two doubles and one single, and a family bathroom. To the rear is a covered decking area and a private rear garden and a garage. At the front of the house there is a driveway and scope for further parking.

Viewing strictly by appointment only.

#### Hall

uPVC double glazed front door with frosted panels. Radiator. Under stair storage.

#### Lounge

15'0" x 10'9" (4.59 x 3.30)

uPVC double glazed windows. Radiator.

#### Kitchen Diner

16'6" x 7'11" (5.04 x 2.43)

Floor and wall mounted storage units. Recessed spot lights. Stainless steel sink and drainer. AEG Induction hob. Double AEG electric oven. Space for Dishwasher. Stainless steel cooker hood. Space for washing machine.

#### Bedroom 1

12'4" x 10'10" (3.76 x 3.31)

To the rear of the property. uPVC double glazed windows. Radiator.

#### Bedroom 2

10'9" x 10'10" (3.30 x 3.31)

To the front of the property. uPVC double glazed windows. Radiator. Storage cupboard.

#### Bedroom 3

7'8" x 7'5" (2.36 x 2.27)

uPVC double glazed windows. Radiator. Storage cupboard.

#### Bathroom

Frosted uPVC double glazed windows. Ladder style

radiator. P shaped bath with shower over. Low level WC. Basin on vanity unit.

#### Garage

17'8" x 8'2" (5.40 x 2.50)

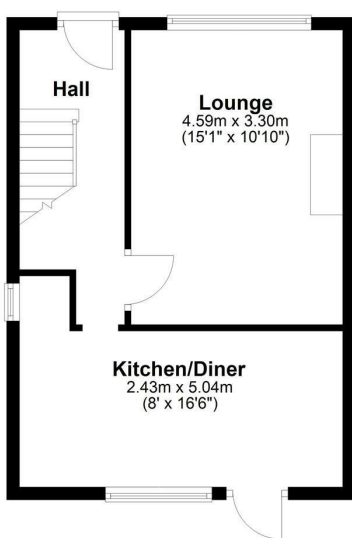
Up and over door.



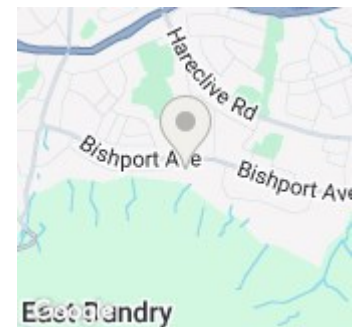
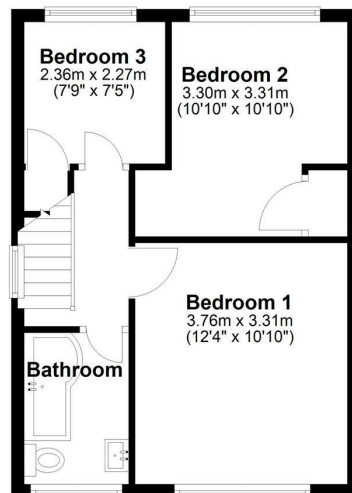




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>63</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 