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41 Kings Head Lane, Bristol, BS13 7DB

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£325,000

Hunters are pleased to list this charming mid-terrace house in Kings Head Lane, Bristol. The property offers a wonderful combination of comfortable living space, convenience and outdoor space.

The property boasts three well-proportioned bedrooms, providing plenty of flexibility for families, couples, home working or those simply looking for additional space. The inviting reception room offers a welcoming setting for relaxing and entertaining, with the home thoughtfully arranged to make the most of the available space and natural light.

A practical family bathroom completes the accommodation, while outside, the property benefits from a generous garden- an excellent feature for enjoying the warmer months, entertaining friends and family, or creating a space for children to play and keen gardeners to enjoy.

Located within a vibrant and well-connected community, the property is conveniently positioned for access to local amenities, schools and transport links, whilst offering a comfortable residential setting.

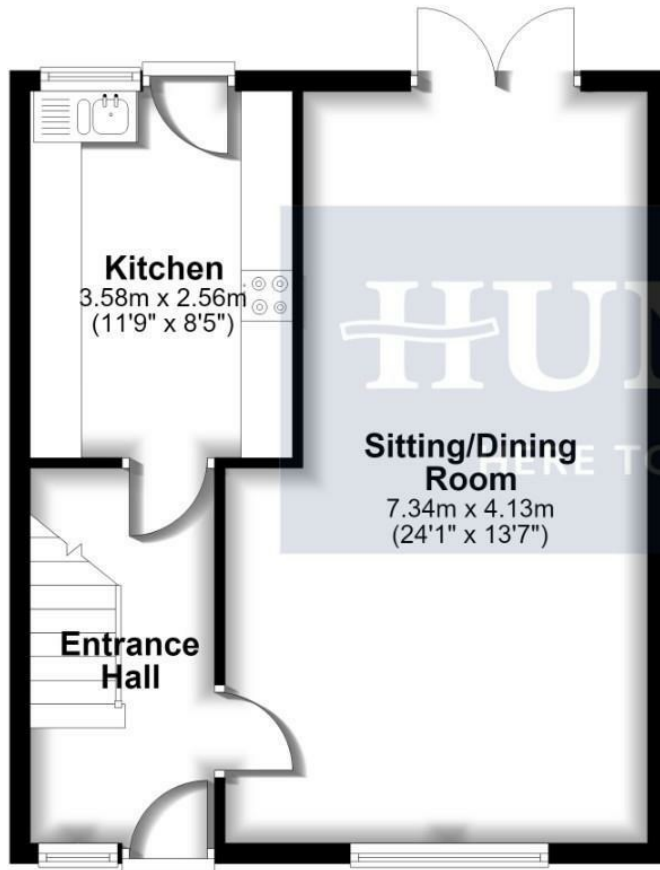
Whether you are a first-time buyer, growing family or an investor looking for a well-located property, this three-bedroom home with a generous garden presents an excellent opportunity to create a home tailored to your needs.

Early viewing is highly recommended to fully appreciate the space, potential and outdoor garden this lovely property has to offer.

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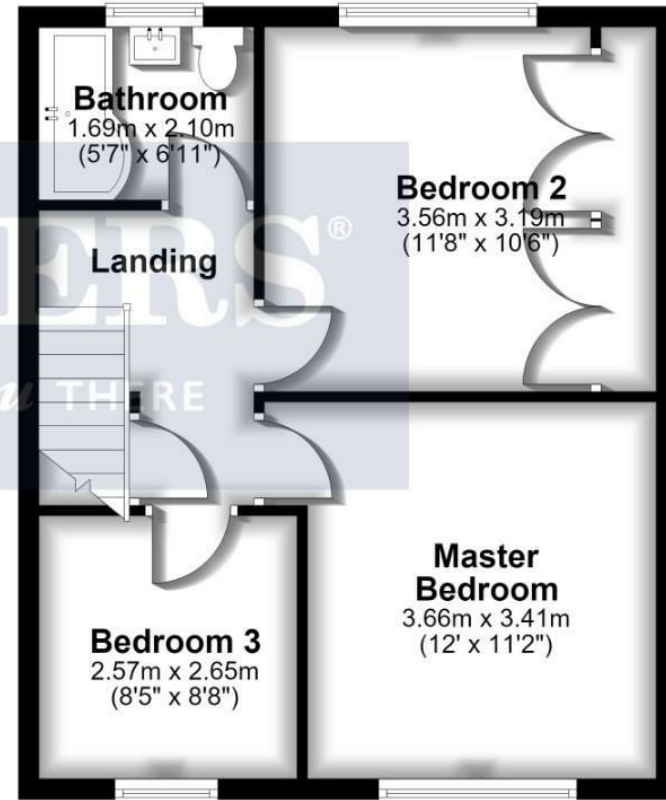
Ground Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 88.9 sq. metres (956.6 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Energy Efficiency Rating

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(81-91) B	90	90
(69-80) C		
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(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.







