

HUNTERS®

HERE TO GET *you* THERE



Kings Head Lane

Bristol, BS13 7DB

£400,000



Council Tax: B



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£400,000



Entrance Hallway

Upvc door to front, upvc door to rear leading to the garden, stairs rising to the first floor. vertical radiator, oak laminate flooring.

Living Room

13'9" x 11'11" (4.20m x 3.64m)

Double glazed window to front, radiator, electric feature fireplace, radiator, television point, oak laminate flooring.

Kitchen

13'10" x 10'7" (4.24m x 3.25m)

Two double glazed windows to side, double glazed window to rear, range of wall and base units with inset sink and mixer taps over, 5 ring gas hob with extractor over, integrated double oven, American fridge/freezer, space and plumbing for washing machine and tumble dryer, wall mounted boiler, tiled flooring.

Lounge/Diner

19'11" x 9'11" (6.08m x 3.03m)

Double glazed French doors to rear leading to the garden, double glazed window to rear, radiator, oak laminate flooring, television point.

Study/Bedroom

13'9" x 8'0" (4.20m x 2.44m)

Double glazed window to front, radiator, oak laminate flooring, storage cupboard, telephone point.

Rear Lobby

Oak laminate flooring, under stairs cupboard.

Cloakroom

4'7" x 3'10" (1.41m x 1.19m)

Low level WC, wash hand basin, radiator, fully tiled.

First Floor Landing

Airing cupboard, doors to all first floor accommodation.

Bedroom One

13'10" x 11'6" (4.24m x 3.53m)

Double glazed window to front, recess for wardrobe, storage cupboard, radiator.

Bedroom Two

11'6" x 9'11" (3.53m x 3.04m)

Double glazed window to rear, storage cupboard, radiator.

Bedroom Three

10'6" x 8'2" (3.21m x 2.50m)

Double glazed window to front, radiator.

Bathroom

8'2" x 6'7" (2.50m x 2.02m)

Obscured double glazed window to rear, walk in shower cubicle, panelled bath, low level WC, wash hand basin, fully tiled, towel heater.

Second Floor

Stairs rising to the loft room.

Loft Room

20'1" x 14'11" (6.13m x 4.55m)

Three velux windows to rear, in eaves storage cupboards, radiator, television point.

Garden

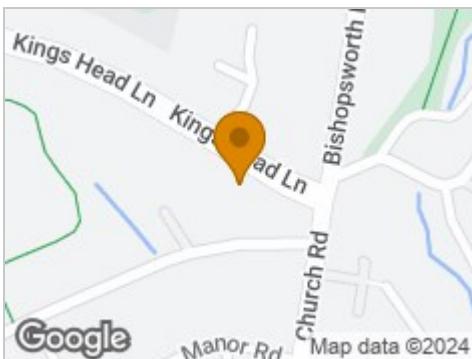
Fully enclosed garden by fencing, decking area, artificial grass, outside tap and power.

Parking

Paved driveway providing off road parking for at least four vehicles.



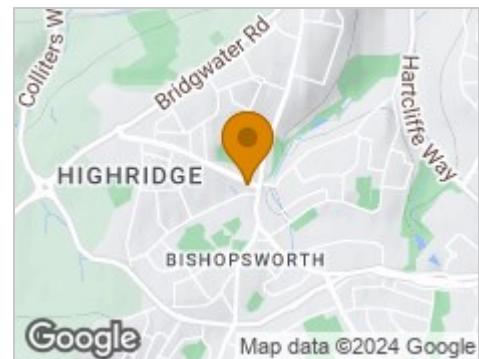
Road Map



Hybrid Map



Terrain Map



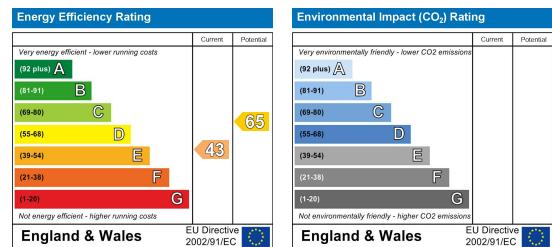
Floor Plan



Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.