



Kinsale Road, Bristol
BS14 9EZ

£400,000



Kinsale Road, Bristol

DESCRIPTION

Offered to the market with no onward chain and sold as seen is this attractive 1930s bay-fronted semi-detached home presents an excellent opportunity for buyers looking to create a home of their own. Situated in a popular residential location, the property offers generous accommodation, period character and plenty of potential to add value.

The ground floor comprises an entrance hall, a bay-fronted lounge providing a welcoming living space, and a separate dining room with doors leading into the garden room, creating a lovely connection between the living space and rear garden. The kitchen offers ample storage and worktop space, with access to a separate ground floor WC which also benefits from a door leading directly out to the garden.

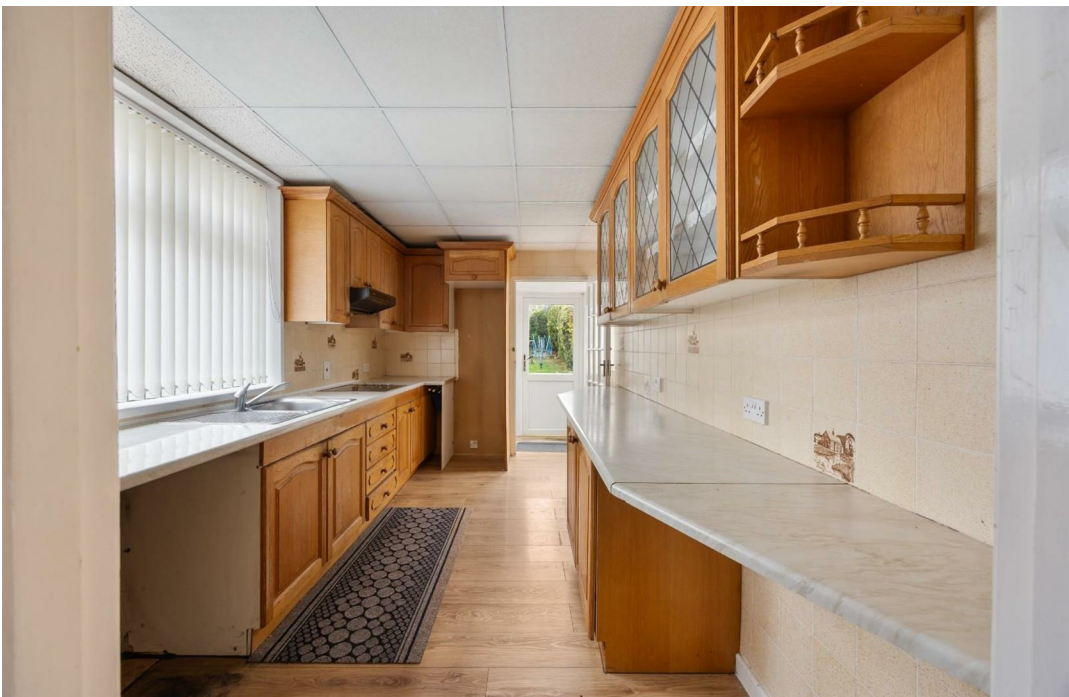
Upstairs, the property benefits from three bedrooms, including two generous double bedrooms and a further bedroom, alongside a family bathroom.

Externally, the property boasts a generous rear garden offering plenty of scope for landscaping and outdoor entertaining. Further benefits include off-street parking and a detached garage, providing valuable additional storage.

Kinsale Road is conveniently located in the popular Whitchurch area of South Bristol, with a range of local shops, schools and everyday amenities nearby. The area also benefits from transport links into Bristol city centre and surrounding areas, while nearby green spaces provide opportunities for walking and recreation.

Offering character, space and exciting potential, this is an ideal opportunity for first-time buyers, families or those seeking a property they can modernise and make their own.



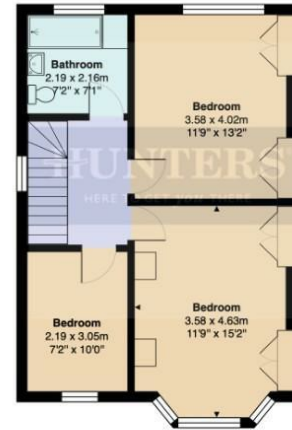




Kinsale Road, Hengrove, Bristol, BS14 9EZ
Approximate Gross Internal Area (excluding garage) 114.9 sq m / 1237 sq ft
Total Area 128.9 sq m / 1388 sq ft

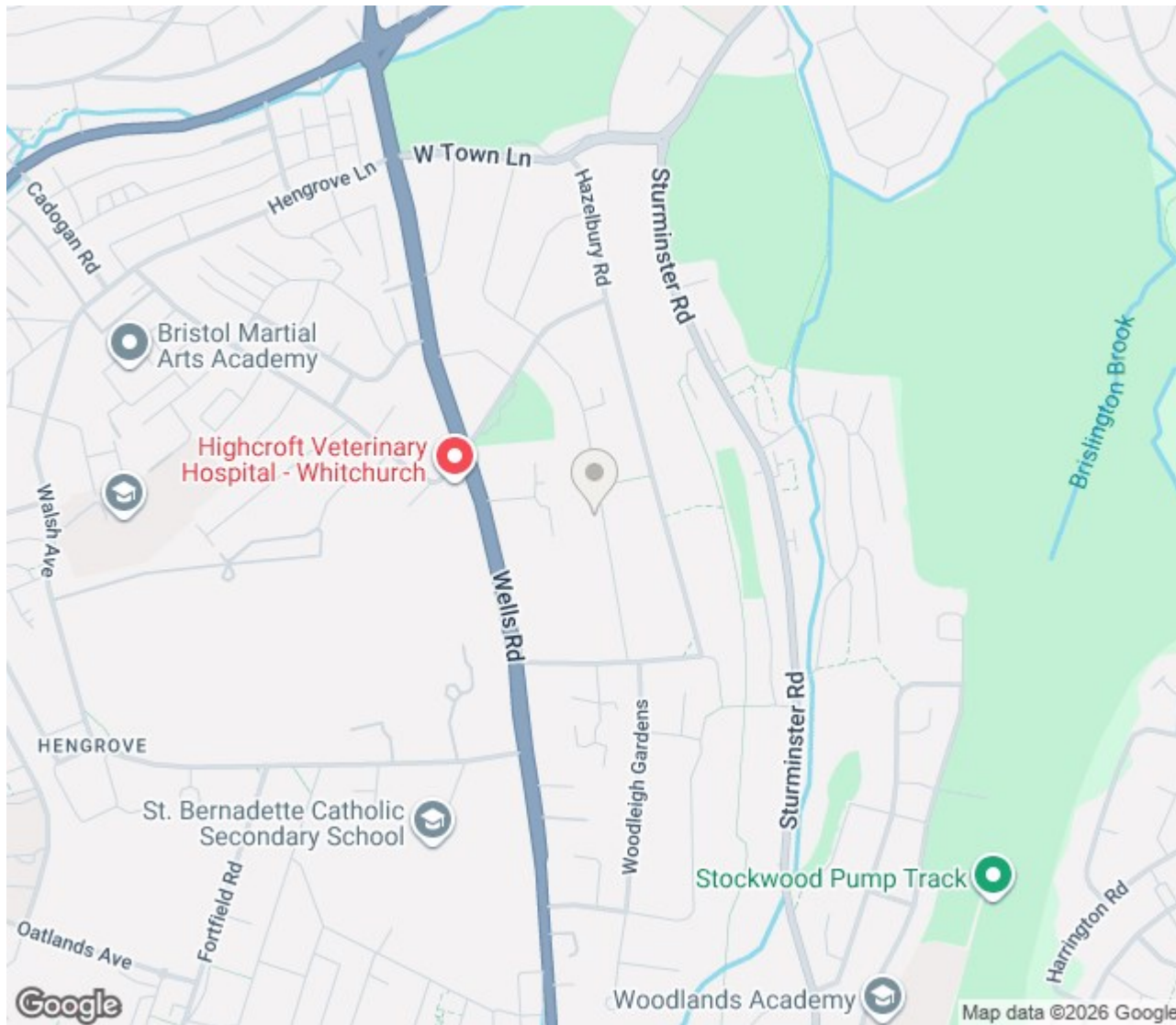


Ground Floor



First Floor





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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