



Kilbirnie Road, Bristol
, BS14 0HP

£370,000



Kilbirnie Road, Bristol

DESCRIPTION

A viewing is a must to see all this semi detached family room has to offer, this versatile family accommodation is ideal for the growing and extended family located in the sought after location of Kilbirnie Road. Briefly comprising: Entrance hallway, lounge, second reception room, kitchen and lounge all to the ground floor. To the first floor are three good size bedrooms, bathroom and separate w.c, with stairs rising to the loft space. Further benefiting from gas central heating, double glazing, driveway providing off street parking, must larger than average rear garden with a log cab and work shop. An internal inspection can fully appreciate all this property has to offer!!!



ROOMS

ENTRANCE HALLWAY

Door into hallway with matching side panel, radiator, stairs rising to first floor with understairs storage cupboard, laminate flooring.

KITCHEN

uPVC double glazed window to side elevation, uPVC double glazed window to front elevation, fitted with a range of wall and base units with work tops over incorporating stainless sink unit with mixer tap over, built in double electric oven, gas hob, plumbing for automatic washing machine, space for fridge freezer, wall mounted combination boiler, radiator.

SECONF RECEPTION ROOM (PREVIOUSLY GARAGE)

uPVC double glazed window to front elevation.

LOUNGE

uPVC double glazed window to rear elevation, uPVC double glazed sliding doors to rear garden, radiator, tv point, laminate flooring.

FIRST FLOOR LANDING

Doors to accommodation, access to loft space.

BATHROOM

uPVC double glazed window to front elevation, panelled bath, pedestal wash hand basin inset within vanity unit, laminate flooring.

W.C

Low level w.c, uPVC double glazed window to side elevation.

BEDROOM ONE

uPVC double glazed window to front elevation, radiator, built in wardrobe.

BEDROOM TWO

uPVC double glazed window to rear elevation, radiator.

BEDROOM THREE

uPVC double glazed window to rear elevation, built in wardrobes, radaitor.

LOFT SPACE

Two velux windows, eaves storage.

OUTSDIE

FRONT GARDEN

Path to front door, driveway providing off street parking for multiple vehicles, side access to rear garden.

REAR GARDEN

Patio area, remainder mainly laid to lawn, path to end of the garden with Log cabin in located.

LOG CABIN

Kitchenette and lounge, w.c, double bedroom, shower room with dressing area.

WORK SHOP

Accessed via door, window to side, power.

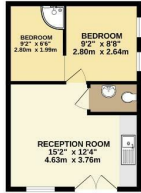
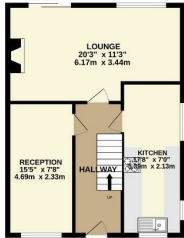
Material Information - Whitchutch

Tenure Type; Freehold

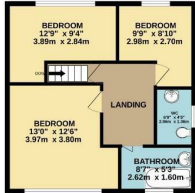
Council Tax Banding; D



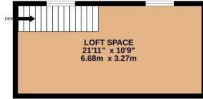
GROUND FLOOR
961 sq ft. (88.0 sq.m.) approx.



1ST FLOOR
471 sq ft. (43.9 sq.m.) approx.



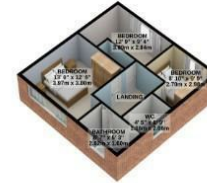
2ND FLOOR
235 sq ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq ft. (145.6 sq.m.) approx.
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1ST FLOOR
471 sq ft. (43.9 sq.m.) approx.



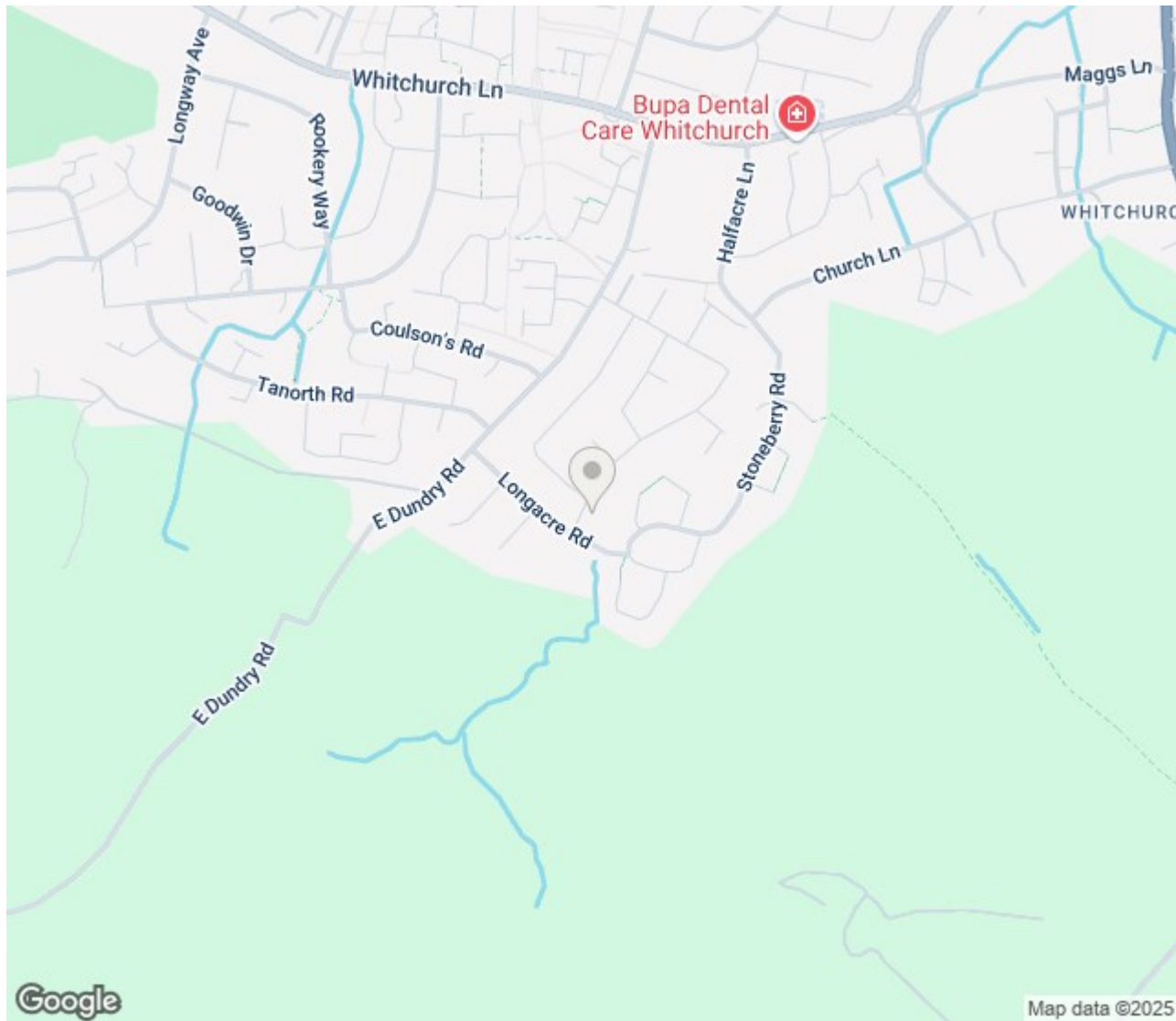
2ND FLOOR
235 sq ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq ft. (145.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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	

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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