

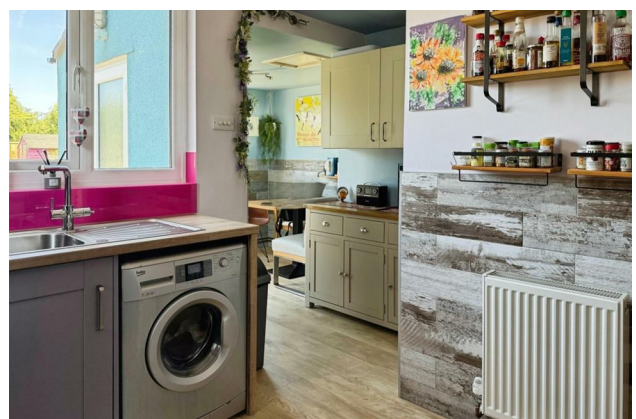
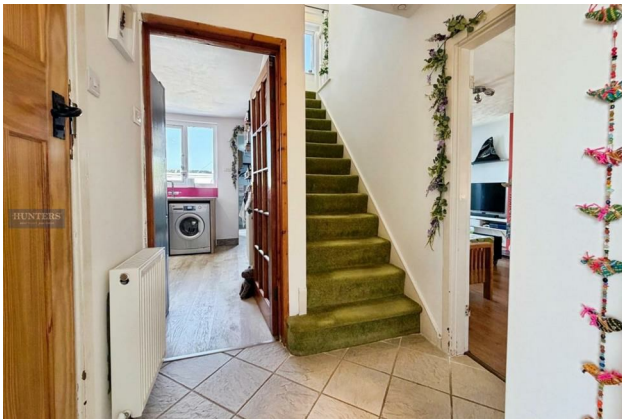
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58 Kenmare Road, Bristol, BS4 1PB

£325,000

Property Images





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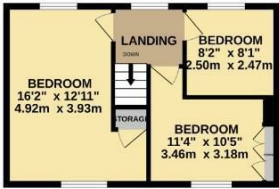
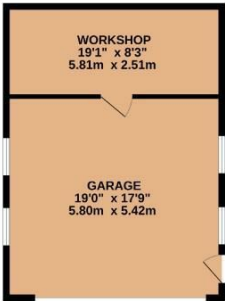
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TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 6/2020

## EPC

| 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<br>2002/91/EC |           |

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

A well-maintained three-bedroom home offering a double garage, off-street parking, front and rear gardens and EV charging point in Knowle

### A Note from the Current Owner

As my house approaches its 100th birthday, it offers something increasingly desirable; the major structural improvements needed to position it well for the future have already been completed. The wall ties, rendering and roof have been updated under my ownership, and I hope that gives the next owners added reassurance. It also means they can simply enjoy the home, without having to face the stress, disruption and expense that such significant projects can bring.

The detached double garage and workshop have been an incredibly useful and versatile space, suitable for a range of uses including vehicles, a home business, DIY projects or general storage. I've always found it to be a practical feature of the property, and one that will continue to add value for years to come.

## Features

- Three Bedroom, Semi Detached House • Detached Double Garage with Workshop • EV charger with Off Street Parking • Front & Rear Gardens with Side Access • Major structural works completed for peace of mind • Log Burner • Feature Downstairs Bathroom • Double Aspect Master Bedroom • EPC - C • Gas Central Heating with Smart thermostat and current EICR Certs available