HUNTERS®
HERE TO GET *you* THERE

51 Kingshill Road, Bristol, BS4 2SJ

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Guide Price £325,000

Hunters BS4 are delighted to bring to the market with NO ONWARD CHAIN, three bedroom, terraced home on the popular Kingshill Road in Knowle Park.

Perfect for First time buyers the property comprises of an entrance hall, lounge, kitchen and conservatory overlooking the garden to the ground floor. Upstairs you will find three good sized bedrooms and modern bathroom. Further benefits include gas central, heating , uPVC double glazing and off street parking situated to the front of the property offering parking for one car.

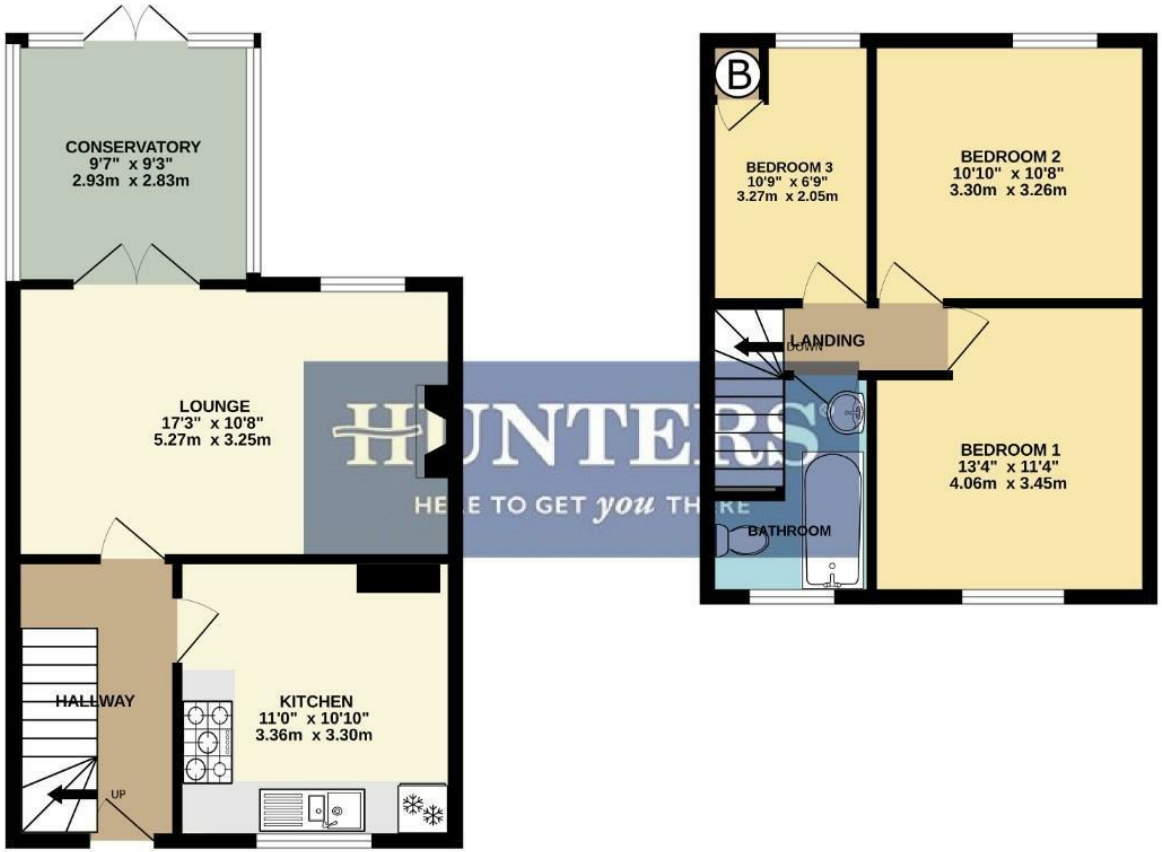
Knowle Park is conveniently located with easy access to local shops, schools and amenities, with direct transport links to Bristol City Centre, and Bristol Temple Meads close by.

To appreciate all that this property has to offer call Hunters today on 0117 9723948 to arrange your internal viewing

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



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TOTAL FLOOR AREA : 832 sq.ft. (77.3 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.
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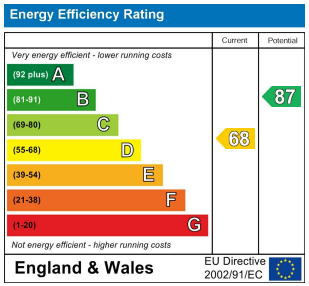
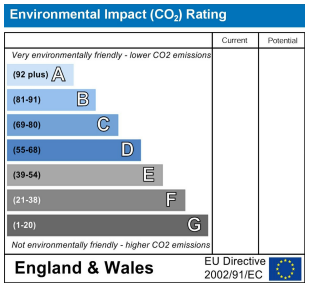




Entrance Hall
Composite entrance door, meter cupboards, radiator, carpet, stairs to first floor

Kitchen
uPVC double glazed window to front, range of wall and base units with worksurfaces above, sink drainer, space for range cooker, space for upright fridge/freezer, plumbing for washing machine, tiled floors

Lounge
uPVC double glazed window to rear, fireplace, radiator, laminate flooring, uPVC double glazed patio doors opening out into the conservatory

Conservatory
uPVC surround with u PVC double glazed patio doors leading to the rear garden, tiled flooring

Landing
Doors to rooms, loft access

Bedroom One
uPVC double glazed window to front, radiator, carpet

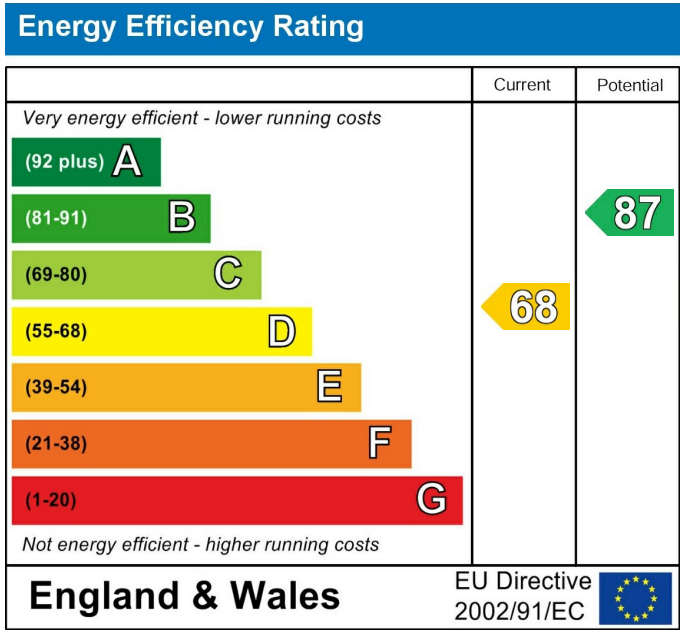
Bedroom Two
uPVC double glazed window to rear radiator, carpet

Bedroom Three
uPVC double glazed window to rear, cupboard housing a combi boiler, radiator, carpet

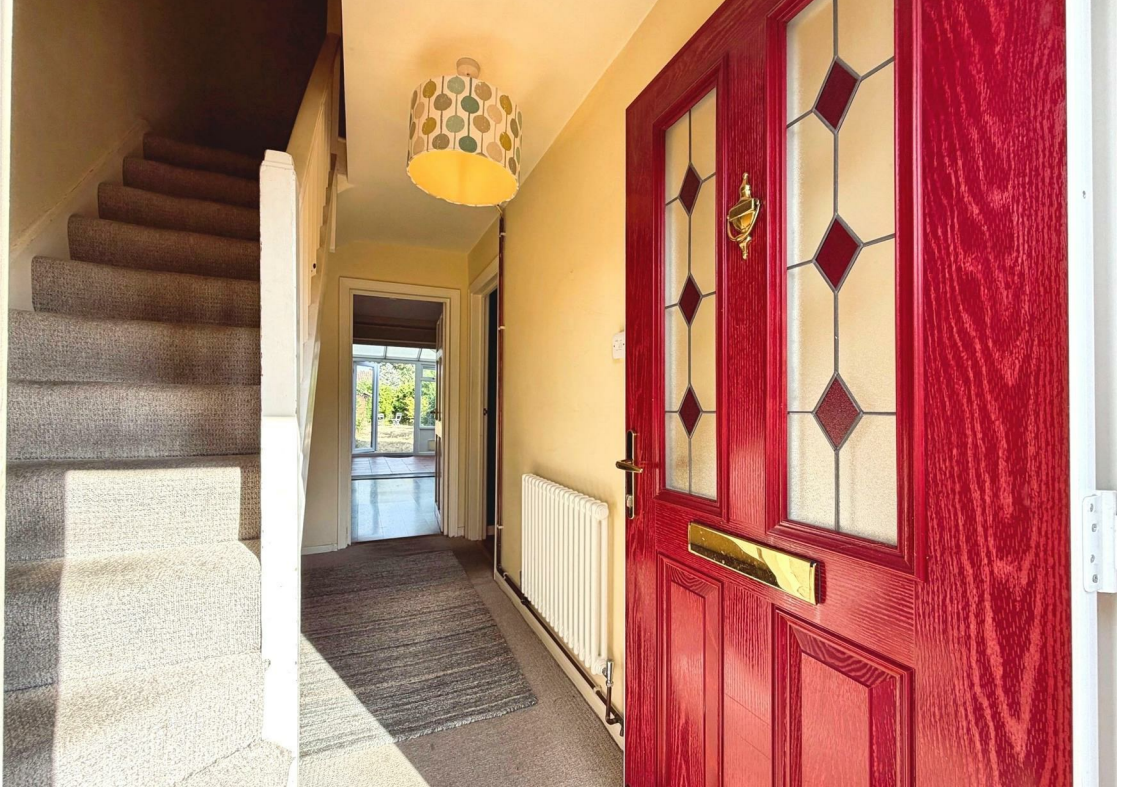
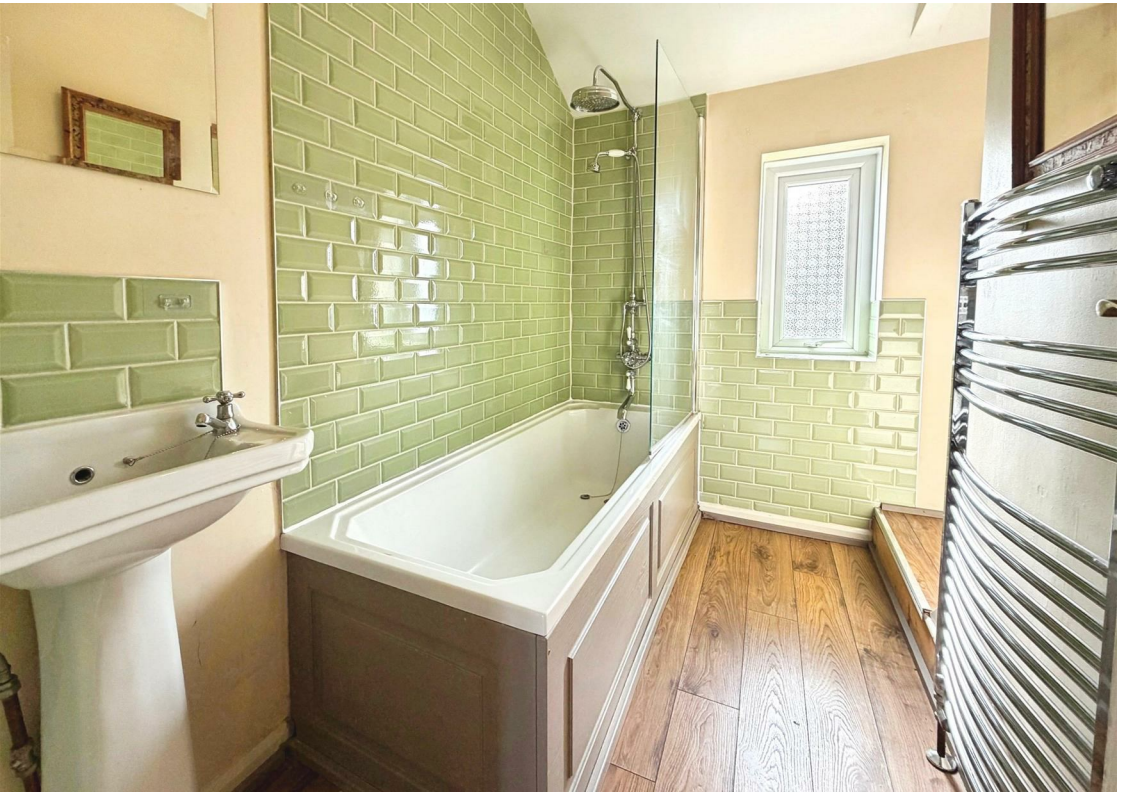
Bathroom
uPVC double glazed window to front, three piece bathroom suite, heated towel rail, laminate flooring

Rear Garden
Large Enclosed rear garden with side access

Off Street Parking
Situated to the front of the property providing parking for one vehicle



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.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