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131 Kenmare Road, Bristol, Avon, BS4 1PH

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£285,000

Situated on Kenmare Road in Knowle, Bristol, this charming house presents an excellent opportunity for first-time buyers and families alike. Spanning 839 square feet, the home features three well proportioned bedrooms, providing ample space for relaxation.

The property itself comprises an entrance hall, lounge, kitchen, and W/C on the ground floor. Upstairs, you will find three good-sized bedrooms and a shower room with WC. Further benefits include gas central heating, recently fitted double-glazed windows and doors (installed within the last year), and a driveway providing off-street parking for 2 cars.

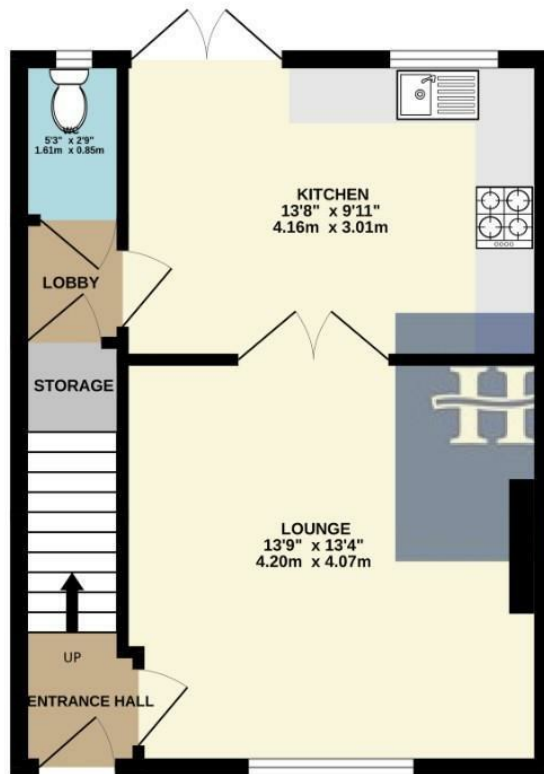
One of the standout features of this property is the inclusion of solar panels complete with a battery storage system, maximizing energy efficiency and significantly reducing utility costs.

This property is conveniently situated close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are starting your journey as a homeowner or seeking an investment, this house on Kenmare Road is a wonderful opportunity not to be missed.

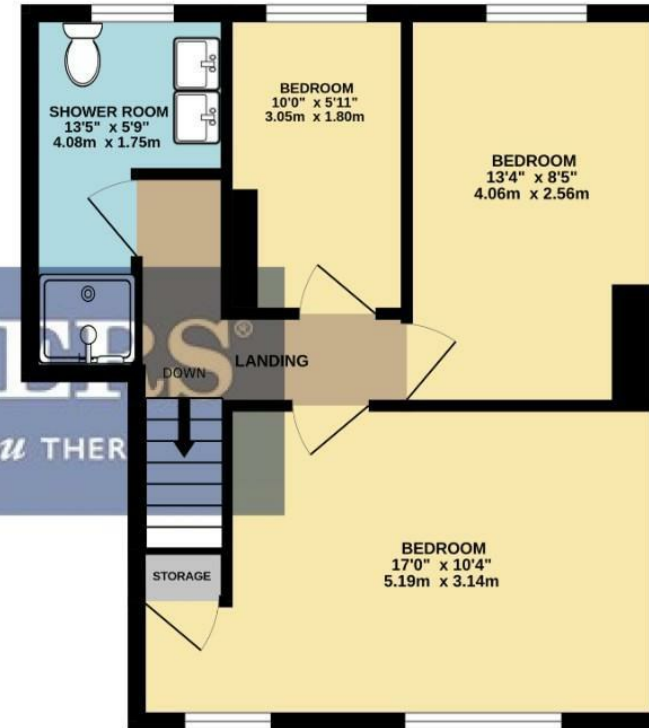
Contact us today to arrange your viewing on 0117 9723948 or knowle.bristol@hunters.com

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GROUND FLOOR



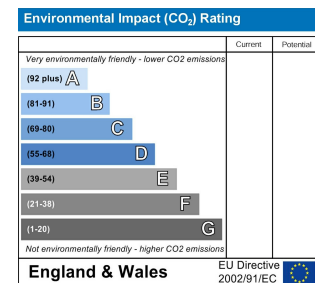
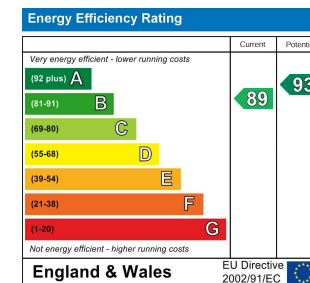
1ST FLOOR



TOTAL FLOOR AREA : 840sq.ft. (78.0 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.

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Driveway

Situated to the front of the property, providing off street parking.

Entrance Hall

Entrance door to front elevation, Stairs to first floor, Door to Lounge, Radiator, Laminate flooring.

Lounge

Double glazed window to front elevation, Chimney breast, Fireplace, Double doors to Kitchen, Radiator, Laminate flooring.

Kitchen

Double glazed window to rear elevation, Double glazed double doors to Garden, Wall and base units with work surfaces above, Sink drainer, Space for oven with extractor above, Plumbing for washing machine, Plumbing for dishwasher, Space for upright fridge freezer, Wall mounted combi boiler, Door to storage cupboard & W/C, Radiator, Tiled flooring.

W/C

Double glazed window to rear elevation, Combo toilet sink unit, Heated towel rail, Tiled flooring.

Landing

Doors to rooms, Loft access, Carpet.

Bedroom One

Double glazed windows to front elevation, Over stairs storage cupboard, Radiator, Carpet.

Bedroom Two

Double glazed window to rear elevation, Chimney breast, Radiator, Carpet.

Bedroom Three

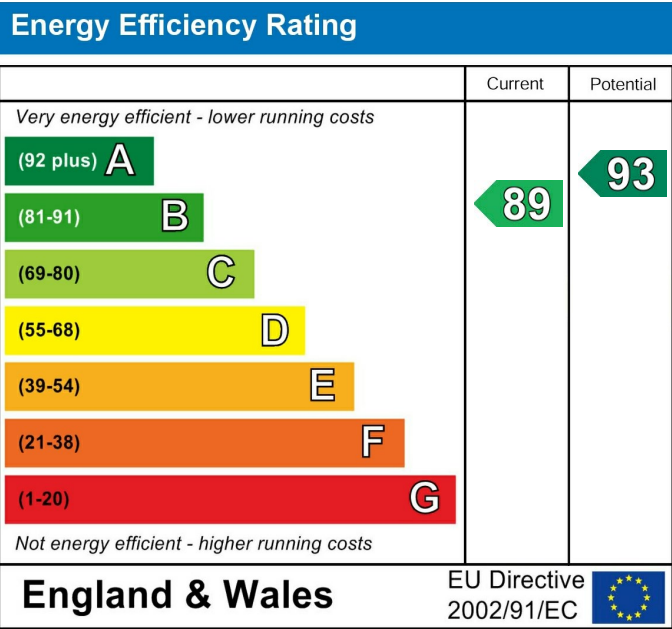
Double glazed window to rear elevation, Radiator, Carpet.

Shower Room

Double glazed window to rear elevation, Shower cubicle, Double sink unit, Low level W/C, Heated towel rail, Tiled flooring.

Rear Garden

Enclosed via hedges and fencing, Laid to lawn, Patio area, Pergola with roof, Shed, Raised flower bed, Gate providing side access.



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.



