



**HUNTERS®**  
HERE TO GET *you* THERE

67 Kenmare Road, Bristol, BS4 1PF

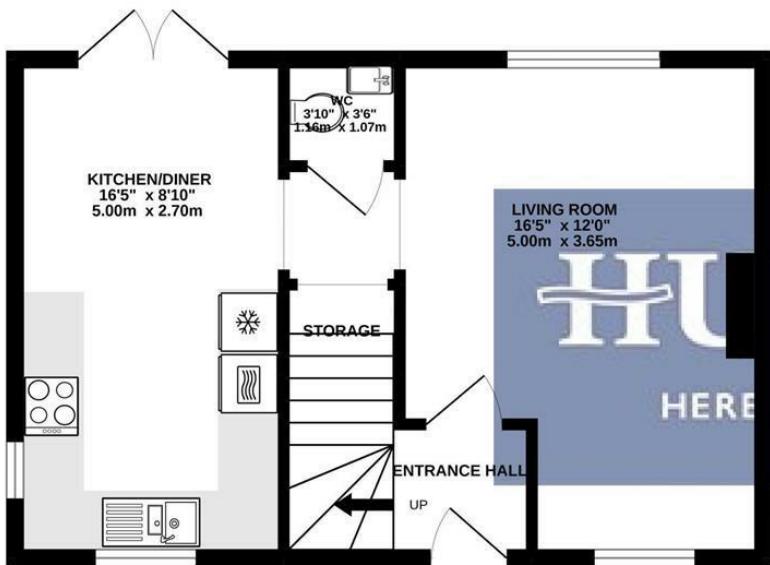
67 Kenmare Road, Bristol, BS4 1PF

Offers In Excess Of £290,000

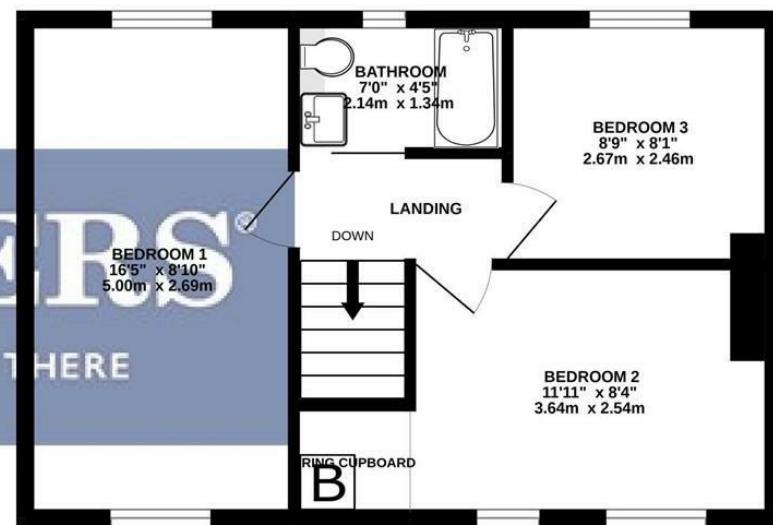
Hunters BS4, Bristol present to the market this Three Bedroom, Semi Detached Home located on the popular Kenmare Road in Knowle.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
[knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com) | [www.hunters.com](http://www.hunters.com)

GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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## GROUND FLOOR

### ENTRANCE HALL

PVCu door to front entrance, wood laminate flooring, radiator, window to front aspect, stairs rising to first floor

### LIVING ROOM

Wood laminate flooring, dual aspect windows to front and rear, 2x radiators, TV point, spotlights

### KITCHEN DINING ROOM

Stunning kitchen consisting of a range of matching wall and base units with worktops and upstands over, surface mounted electric hob with extractor over, 1.5 sink with drainer and mixer tap, integrated fridge/freezer, eye level oven, space and plumbing for washing machine, window to front aspect, French doors to rear aspect leading out to rear garden, radiator

### CLOAKROOM

Wood laminate flooring, low level toilet, wash hand basin

### UNDER STAIRS STOAGE

Kitchen units, worktops with electric and lighting

### FIRST FLOOR

#### LANDING

Stairs rising from ground floor, carpet, loft hatch, access to all first floor accommodation

#### BEDROOM ONE

Carpet flooring, radiator, dual aspect windows to front and rear

#### BEDROOM TWO

2x windows to front aspect, carpet flooring, radiator, over stairs cupboard housing Worcester combination boiler

#### BEDROOM THREE

Carpet flooring, window to rear aspect, radiator

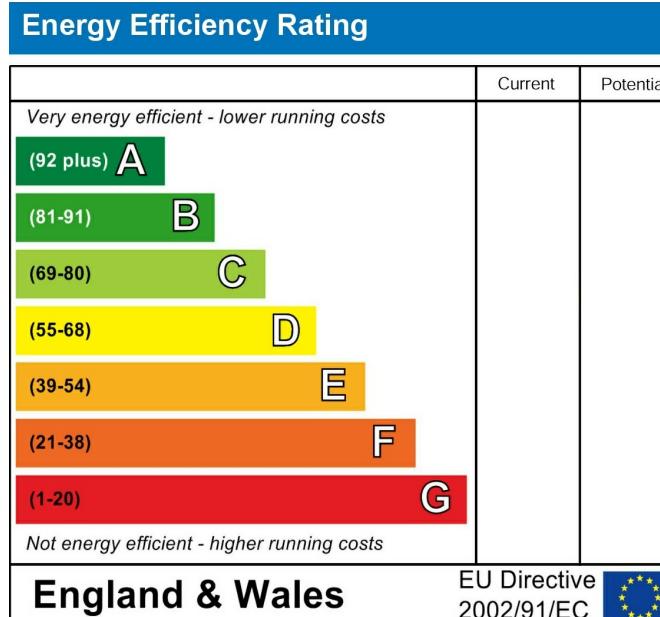
### BATHROOM

Tiled flooring, partially tiled surround, bath with electric fed shower over, vanity sink and low level toilet, window to rear aspect

### GARDEN

Front - Large area to front recently laid with tarmac and soak-away surround, gated side access

Rear - Large South/Easterly garden to rear laid mainly to lawn, side access, patio area along with area ready for buyer to patio or stone shingle, enclosed by fencing and hedgerow



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.









