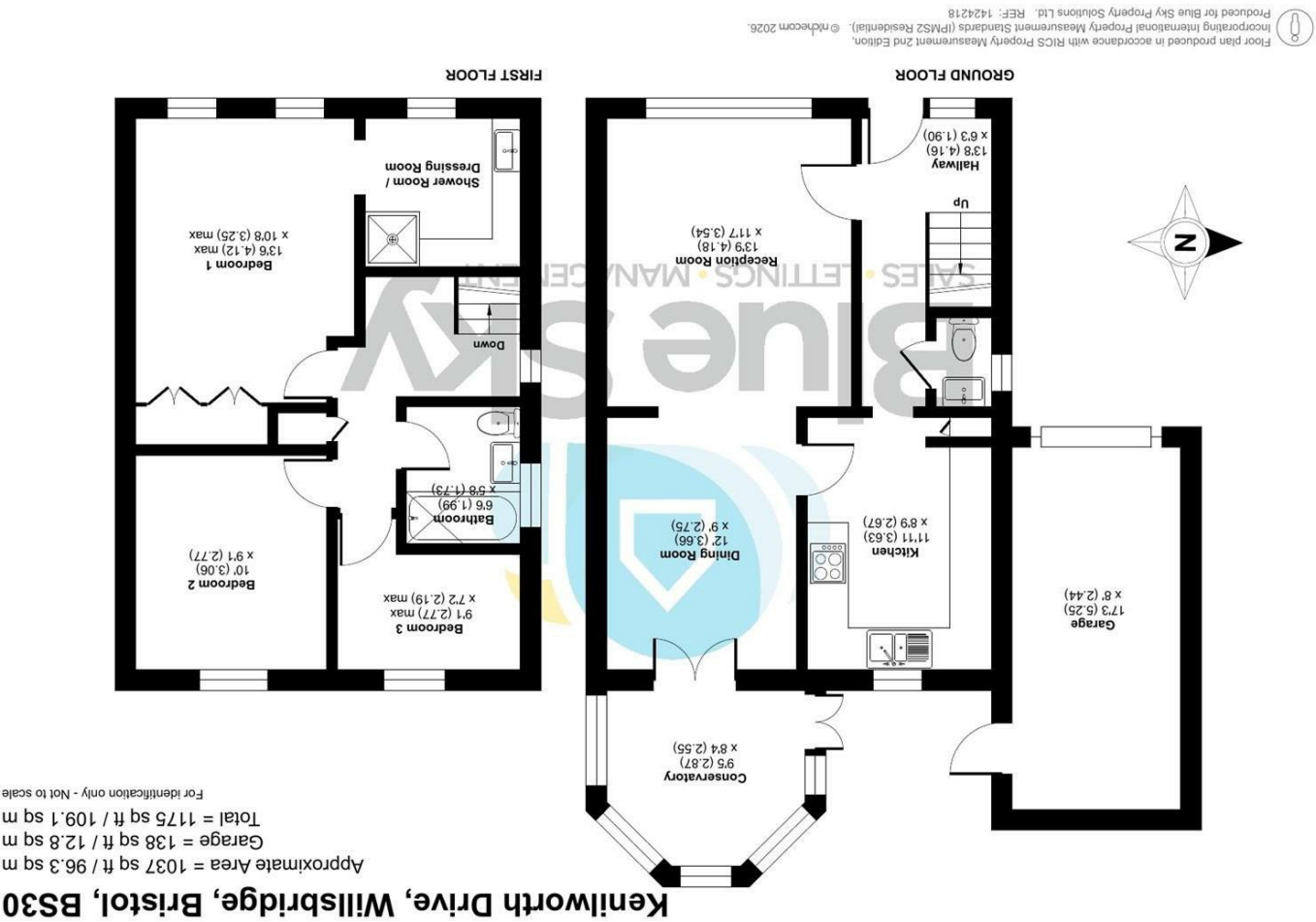




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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



Council Tax Band: D | Property Tenure: Freehold

DON'T MISS OUT ON THIS BEAUTIFUL LINK DETACHED HOME!! Nestled in the charming area of Willsbridge, Bristol, this well-presented link detached house on Kenilworth Drive offers a delightful family home with ample space and modern comforts. Originally a four-bedroom residence, the property has been thoughtfully adapted to provide three bedrooms, ensuring generous living areas for all. Upon entering, you are greeted by the spacious hall, this flows to the two inviting reception rooms with the dining room giving access into the bright conservatory. The well-equipped kitchen boasts a view of the the rear garden. The property offers a downstairs cloakroom, main bathroom and an en-suite to bedroom one, adding a touch of luxury and convenience. Outside, the property features a well-maintained rear garden, ideal for outdoor activities or simply unwinding in the fresh air. With parking available for several vehicles and a garage, this home caters perfectly to families or those with multiple cars. The location is particularly advantageous, being in close proximity to local school, Avon Valley Railway, cycle track and various amenities, making it an ideal choice for families and professionals alike. This link detached home on Kenilworth Drive presents a wonderful opportunity to enjoy comfortable living in a sought-after area of Bristol.



Entrance Hall

13'8 x 6'3 (4.17m x 1.91m)
Double glazed door and window to front, stairs leading to first floor, feature radiator, under stairs storage cupboard, wood effect flooring.

Cloakroom

Double glazed window to side, W.C, wash hand basin, extractor fan, wood effect flooring.

Lounge

13'9 x 11'7 (4.19m x 3.53m)
Double glazed window front, radiator, electric fire with surround, ceiling coving, wood effect flooring, arch to dining room.

Dining Room

12' x 9' (3.66m x 2.74m)
Double glazed French doors to conservatory, radiator, wood effect flooring.

Kitchen

11'11 x 8'9 (3.63m x 2.67m)
Double glazed window to rear, wall and base units with worktops over, one and a half bowl sink and drainer, tiled splash backs, space for fridge/freezer, gas hob, double oven, cooker hood, space for tumble dryer, space for washing machine, space for dishwasher, tiled flooring, storage cupboard housing gas combination boiler, shelving.

Conservatory

9'5 x 8'4 (2.87m x 2.54m)
Tiled flooring, double glazed windows, double glazed French doors to garden.

First Floor Landing

Double glazed window to side, storage cupboard.

Bedroom One

13'6 max x 10'8 max (4.11m max x 3.25m max)
Two double glazed windows to front, arch to en-suite, radiator, wall panelling, ceiling coving, built-in wardrobes.

En-Suite

Double glazed window to front, shower cubicle, vanity wash hand basin, wall and base storage, part tiled walls.

Bedroom Two

10' x 9'1 (3.05m x 2.77m)
Double glazed window to rear, radiator, ceiling coving, wood effect flooring.

Bedroom Three

9'1 max x 7'2 max (2.77m max x 2.18m max)
Double glazed window to rear, radiator, loft access (with drop down ladder and part boarded).

Bathroom

6'6 x 5'8 (1.98m x 1.73m)
Double glazed window to side, heated towel rail, tiled flooring, W.C, wash hand basin with vanity, spotlights, part tiled walls, enclosed bath with shower over, shower screen.

Front Garden

Lawned area, canopy over front door, trees, hedge, plants.

Driveway

Parking for several cars, gas meter.

Garage

17'3 x 8' (5.26m x 2.44m)
Up and over door to front, door to side, fuse board and electric meter, power and light, eaves storage.

Rear Garden

Enclosed garden, outside tap, gated side access, patio area, door to garage, plants and shrubs, decking area with pergola, steps up to lawn area.



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	70	76
EU Directive 2002/91/EC		

