



23 Kenneth Road, Bristol, BS4 5AE

£425,000

Eveleighs are delighted to present for sale this delightful 3 bedroom end of terrace house. Well located, the property is within easy reach of both West Town Lane and Holymead Primary schools, local amenities and excellent public transport links.

Presented in good condition this much loved family home features an extended sitting room which overlooks the garden, a separate reception room (currently used as the dining room) and an extended kitchen with plenty of workspace.

Each of the three bedrooms are well-proportioned, with two spacious double rooms and a good sized single. A modern, recently refurbished shower room completes the first floor accommodation.

Outside, the property boasts ample driveway parking and a beautiful garden which backs onto Brislington Brook, well established and beautifully planted with defined seating areas and access to a fabulous workshop space with power and light.

This lovely family home has so much to offer and an early viewing is strongly recommended.

Entrance Porch

Hallway



Dining Room

14'4 max x 11'10 (4.37m max x 3.61m)



Sitting Room

11'10 x 10'10 (3.61m x 3.30m)



Sun Room

6'3 x 9'1 (1.91m x 2.77m)

Kitchen

15'1 x 6'9 (4.60m x 2.06m)



Landing



Master Bedroom

14'7 x 10'11 (4.45m x 3.33m)



Bedroom Two

11'10 x 10'11 (3.61m x 3.33m)



Bedroom Three

8'3 x 7'6 (2.51m x 2.29m)



Rear Elevation



Shower Room

5'8 x 7'5 (1.73m x 2.26m)



General

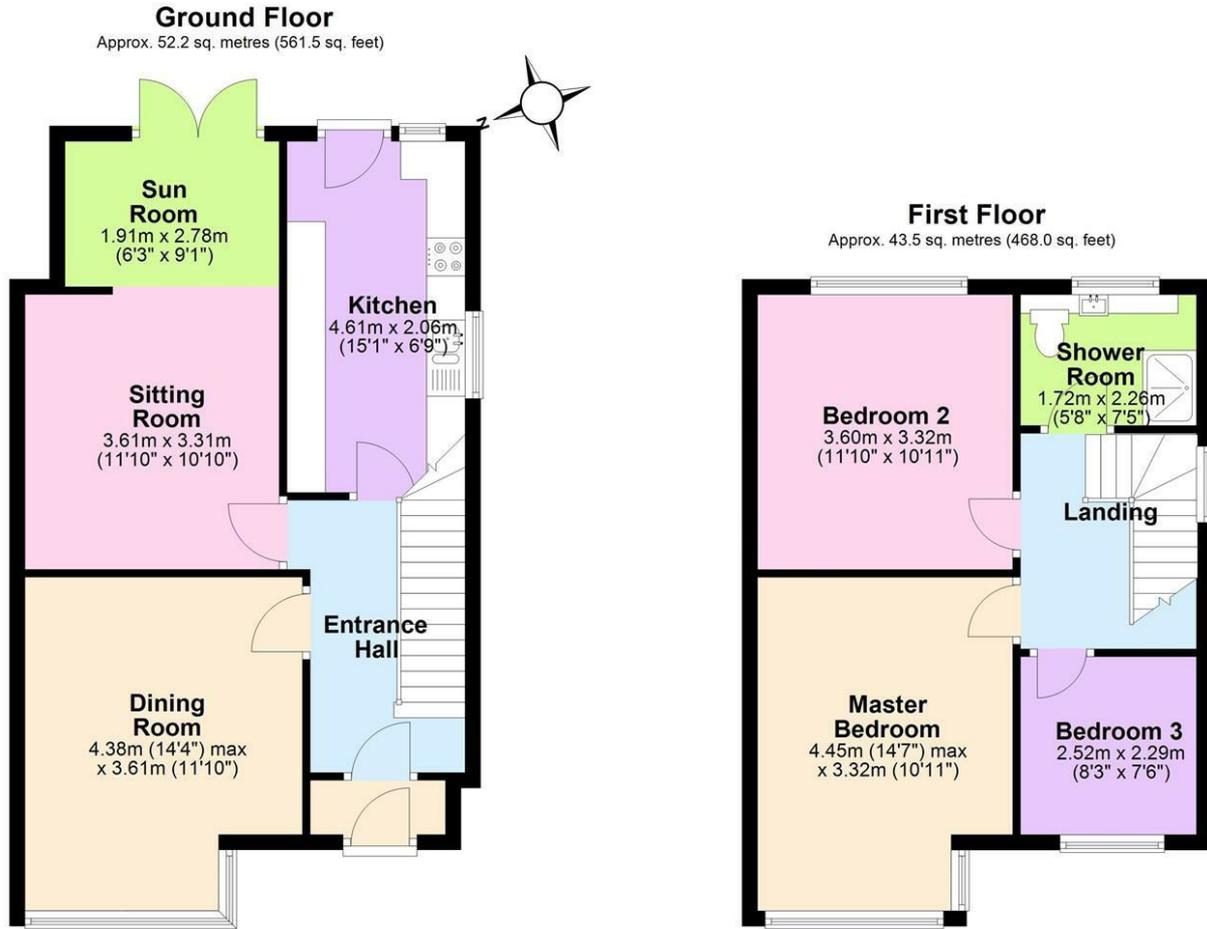
The land is subject to a perpetual yearly rentcharge of £5.10 created by a Conveyance of the land in this title dated 30 August 1935

Rear Garden



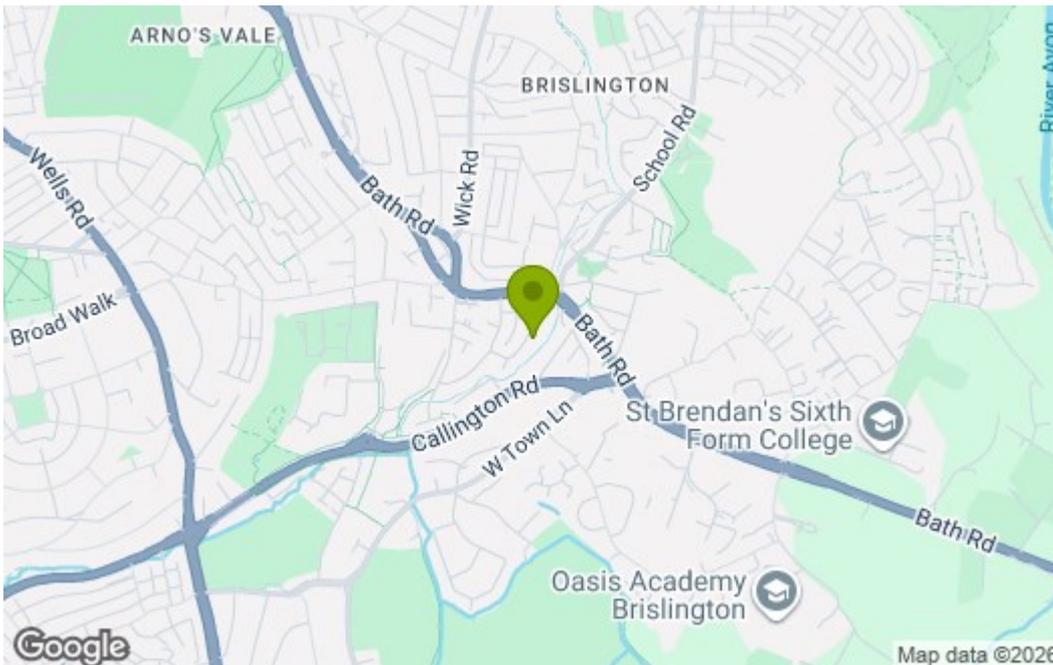
Workshop

Floor Plan

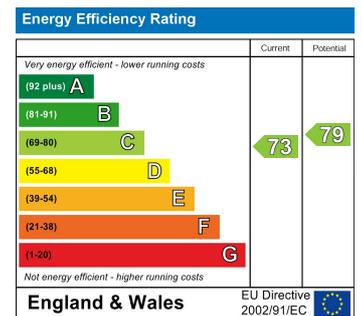


Total area: approx. 95.7 sq. metres (1029.6 sq. feet)
23 Kenneth Road, Bristol

Area Map



Energy Efficiency Graph



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