



SARAH CLARK
PROPERTY CONSULTANTS

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KENNINGTON AVENUE, BRISTOL, BS7 9EU

A wonderful opportunity to turn this spacious four-bedroom terrace house into a magnificent family home. Situated in Kennington Avenue just a short walk to all the amenities on Gloucester Road and within catchment of a wide selection of schools, and easy access to the M32 or Central Bristol.

On the ground floor there is great living accommodation consisting of a bright lounge to the front of the property with bay window, a rear dining room which leads onto the Sun Room with access to the garden. The large kitchen and breakfast room are also situated to the rear of the property making them bright and enjoyable spaces with views of the garden. The downstairs accommodation is completed with a very useful guest cloakroom.

Upstairs on the first floor are three good sized bedrooms, the master to the front is a large double with a bay window to the front and contains an en-suite shower room. Bedroom two is again a good sized double and bedroom three, although smaller would still fit a double bed as a guest room or would be perfect for a children's bedroom or home office. The family bathroom on this floor has a white suite with shower over bath. Finally, up to the loft and to a large double room with raised platform for the bed, a further en-suite shower room and two velux windows bringing a lot of light into this bedroom.

The garden to the rear is south east facing with a range of mature shrubs. The pretty paved section is perfect for capturing that all day sun with family and friends.

Kennington Avenue has a great family feel, close to the popular St Andrews Park, Bristol County Cricket Ground and the independent shops, restaurants and cafes of the Gloucester Road there is always plenty to do. The property is also in the catchment area for the Ofsted rated Good Secondary School Fairfield High.



Features

- No Chain
- 4 Bedroom Victorian Terrace
- South-east Facing Garden
- 2 Bedrooms with En-suite Shower
- Sunroom
- Rear Garden



Lounge

12'5" x 16'6" (3.81 x 5.03)

This large room has a bay window to the front aspect and wooden flooring.

Dining Room

10'11" x 13'1" (3.35 x 4.01)

This room to the rear of the property is a good size with neutral decoration and wooden flooring and doors leading to Sun Room.

Kitchen Breakfast room

8'4" x 25'5" (2.56 x 7.75)

This large Kitchen/Breakfast Room has a range of wall and base units, electric oven with gas hob and white goods which include washing machine and tumble dryer.

There are doors to the side to access the rear garden.

Sun Room

6'9" x 9'7" (2.07 x 2.94)

Accessed from the dining room or garden this great room provides additional living space and would make a great sun room or play room.

Downstairs Cloak Room

A very convenient guest cloakroom with wc and basin.

Master Bedroom

16'5" x 16'6" (5.01 x 5.03)

This large master bedroom has a bay window to the front aspect.

There is also an en-suite shower room with shower cubicle, wc and basin.

Bedroom 2

10'8" x 13'1" (3.26 x 4.01)

A double bedroom with neutral decoration and window to rear aspect.

Bedroom 3

8'4" x 9'1" (2.56 x 2.78)

Small double room with window to rear aspect.

Bathroom

Family bathroom with white suite with bath with shower over, wc and basin.

Window to side aspect

Loft Bedroom 4

15'8" x 22'10" (4.78 x 6.98)

This large bright loft room has a raised area used as a sleeping area. There are two velux windows to the front aspect and windows to the rear which bring a lot of natural light to the room.

There is also an en-suite shower room with shower cubicle, wc and basin.

TENURE
FREEHOLD



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		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.