



SARAH CLARK
PROPERTY CONSULTANTS

8 |
KIMBERLEY CLOSE, BRISTOL, BS16 6QX

This attractive and well-presented property offers well-balanced accommodation, ideal for a range of buyers including first-time purchasers, professionals and investors alike. The house is nicely presented throughout and ready for you to just move straight in.

The ground floor is centred around a generous open-plan kitchen, dining and conservatory area, providing a bright and versatile living space. The kitchen is fully equipped with an electric cooker, fridge/freezer and washing machine, with ample worktop and storage space, making it practical for everyday use as well as entertaining.

The adjoining dining and conservatory areas benefit from plenty of natural light and offer views and access to the rear garden. To the front of the property is a well-proportioned lounge, tastefully presented and providing a comfortable space to relax.

On the first floor, there are two good-sized double bedrooms, both offering pleasant outlooks and space for bedroom furniture. The accommodation is completed by a modern bathroom.

Outside, the property benefits from private lawned gardens to both the front and rear, offering enjoyable outdoor space for relaxation, gardening or entertaining during the warmer months.

The property is located in the popular Downend area, well placed for local shops, amenities and schools. Excellent transport links are close by, with the Ring Road providing easy access to the motorway networks and surrounding areas, making this an ideal location for commuters.

EPC = D

Council Tax = B

Freehold

Please note this property is wimpey no-fines concrete construction - so is classed as non-standard construction. Please ask the office for more information.

Features

- Two Double Bedroom House
- Nicely Presented Throughout
- Open Plan Kitchen/Conservatory
- Modern Bathroom
- Gardens to Front and Rear
- Great Location





Lounge

15'8" x 10'5" (4.78 x 3.20)

This lounge is the perfect spot for relaxing with a bay window to the front of the property, painted in neutral tones and with carpet throughout.

Kitchen/Breakfast Room

20'11" x 15'7" (6.38 x 4.77)

The kitchen/breakfast room is a great space for entertaining family and friends. The kitchen has a range of wall and base units and a good sized cupboard which provides plentiful space for storage. The conservatory area provides additional living and dining space and has doors to the rear garden.

Principle Bedroom

12'5" x 10'5" (3.80 x 3.20)

This good sized double room is situated to the front of the property and has a built-in storage cupboard. Neutrally decorated and with carpet.

Bedroom Two

11'6" x 9'1" (3.53 x 2.78)

This double bedroom situated to the rear of the property has a built-in cupboard, neutral decoration and carpet throughout.

Bathroom

6'2" x 5'7" (1.89 x 1.71)

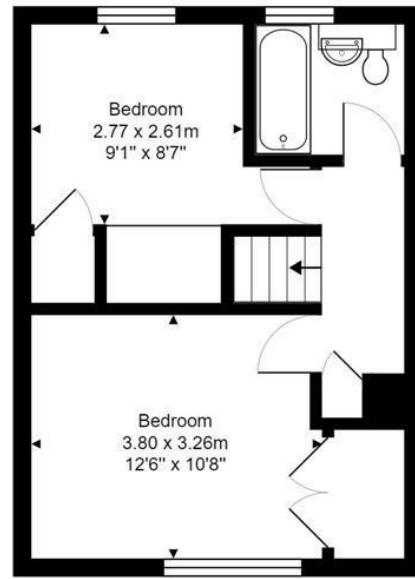
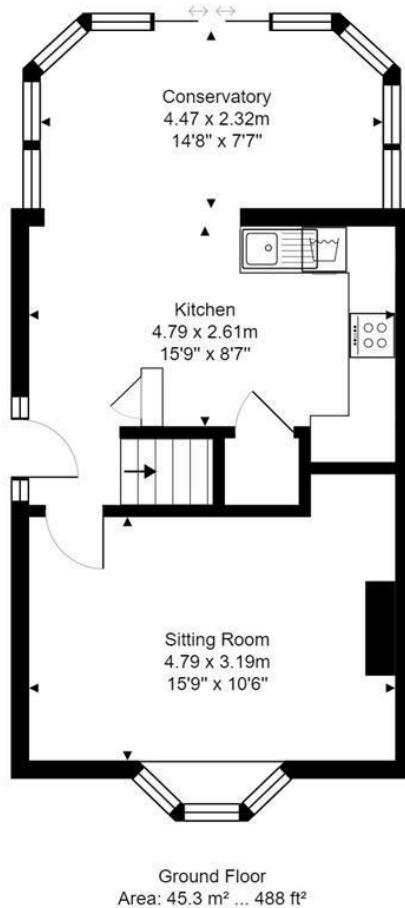
Modern bathroom with white suite with bath with shower over, basin and wc.

Outside

Garden to front and rear.



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 | |

| 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 | |

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.



SARAH CLARK
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t: 0117 4522400

Sarah Clark Property Consultants
159B Whiteladies Road, Clifton, Bristol BS8 2RF

www.sarahclarkproperties.co.uk