



SARAH CLARK
PROPERTY CONSULTANTS

8 |
KIMBERLEY CLOSE, BRISTOL, BS16 6QX

Viewing Day Saturday 13th January - by appointment only - please call the office to arrange an appointment.

This is a great opportunity to put your stamp on your first property, or great for investors. This two double bedroom property is in need of some refurbishment, but is decorated throughout and does have a modern bathroom installed and offers great accommodation space and gardens.

The accommodation consists of: large kitchen, dining and conservatory area which will make a great space for entertaining and socialising and a lounge to the front of the property. Upstairs are two double bedrooms and a modern bathroom.

Outside to the front and rear are private lawned gardens.

Located in Downend and close to local shops, schools, and with the Ring Road giving great access to the motorway networks.

Please note this property is non-standard construction.

Freehold
EPC = D
Council Tax = B



Features

- No Chain
- Two Double Bedrooms
- Modern Bathroom
- Large Kitchen, Dining Room
- Separate Lounge
- Gardens to Front and Rear





Sitting Room

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

The sitting room has a bay window to front of property.

Kitchen/Breakfast Room

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

This is a great space for entertaining family and friends. The kitchen has a range of wall and base units and a separate storage cupboard. The Conservatory area provides additional living or dining accommodation and doors to rear garden.

Principle Bedroom

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

Good sized double room with built-in cupboard and window to front aspect.

Bedroom Two

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

Double Bedroom with cupboard and window to rear aspect.

Bathroom

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

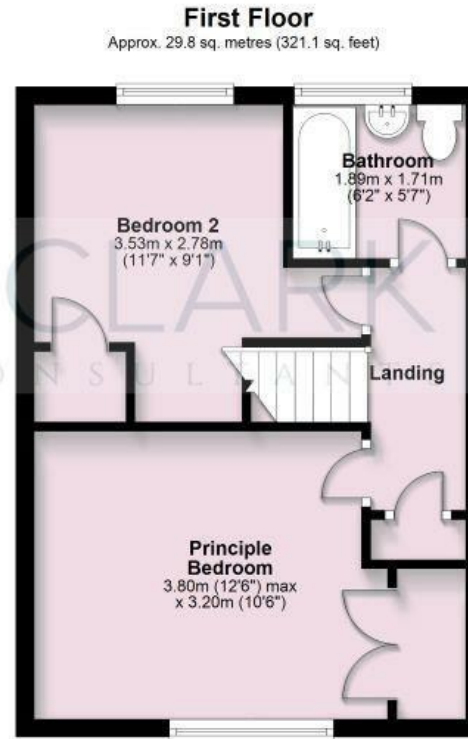
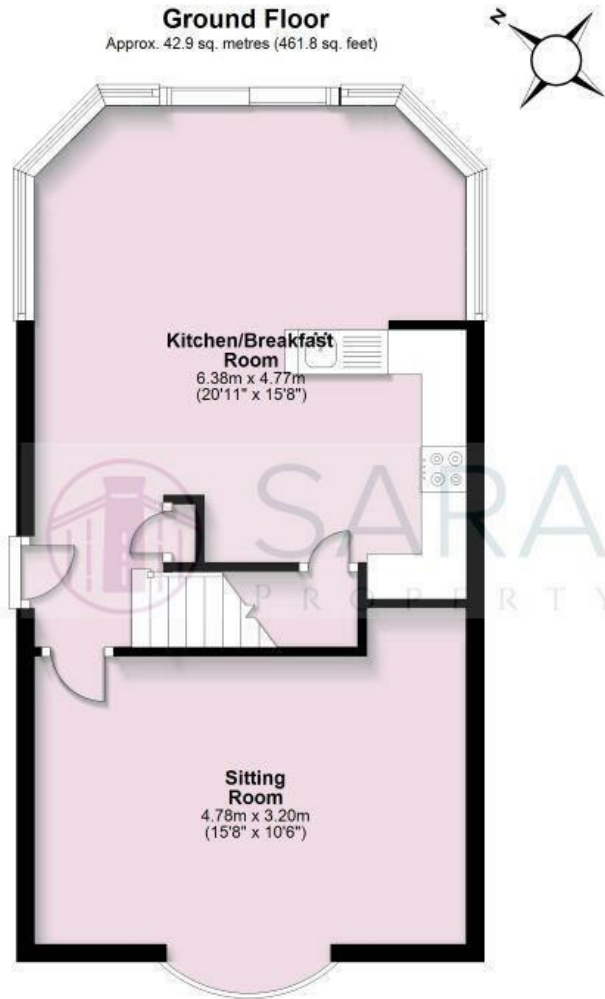
Modern bathroom with white suite with shower with bath over, basin and wc.

Outside

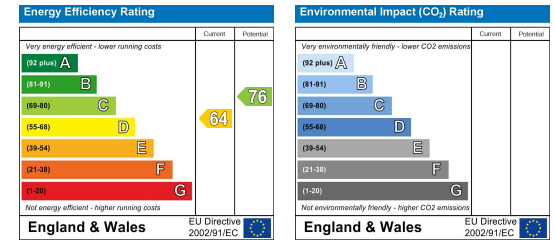
Gardens to front and rear.



**TENURE
FREEHOLD**



Total area: approx. 72.7 sq. metres (782.9 sq. feet)
8 Kimberley Close, Bristol



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.