



7 Kidney Hill

Westerleigh, Bristol, BS37 8QY

Offers In Excess Of £300,000

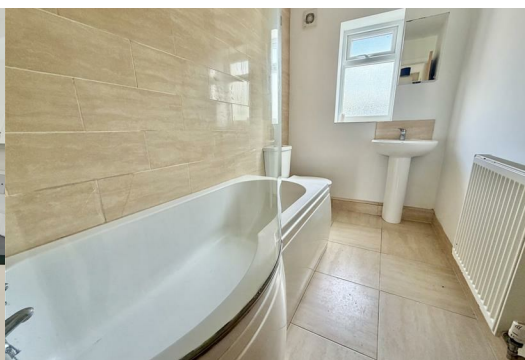


Nestled in the charming rural area of Kidney Hill, Westerleigh, Bristol, this delightful semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 926 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. With three well-proportioned bedrooms, there is ample space for families or those seeking a home office.

The house features main ground floor bathroom and upstairs WC, ensuring convenience for all occupants. The excellent internal condition of the property means that it is ready for you to move in without the need for immediate renovations. Additionally, the property benefits from parking for two vehicles, a valuable asset in this tranquil setting.

One of the standout features of this home is its no chain status, allowing for a smooth and efficient purchase process. While the property is not connected to the gas mains and on gas bottles, it offers a unique opportunity for those looking to embrace alternative energy solutions.

This semi-detached house is not just a home; it is a lifestyle choice, set in a picturesque rural location that provides a peaceful retreat from the hustle and bustle of city life. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its charm and practicality. Do not miss the chance to make this lovely house your new home.



Hallway

Lounge/Diner 20'10" x 11'2" (6.36m x 3.42m)

Kitchen/Breakfast Room 20'4" x 9'3" (6.21m x 2.83m)

Bathroom 8'8" x 5'3" (2.66m x 1.61m)

Landing

Bedroom 1 11'9" x 8'5" (3.60m x 2.57m)

WC

Bedroom 2 12'0" x 9'1" (3.67m x 2.78m)

Bedroom 3 9'0" x 7'5" (2.75m x 2.27m)

Enclosed Rear Garden

Driveway

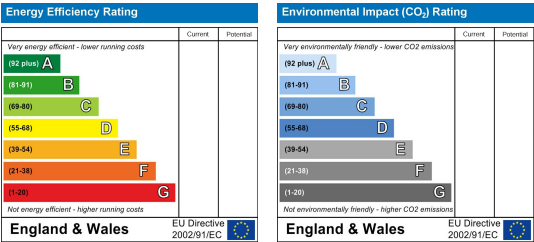
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.