



7 Kinnersley Avenue,  
Kingsgrove ST7 1AP



**OneAgency**

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# Offers in Region of £170,000

Detached bungalow situated in a sought after residential location, within close proximity to both Clough Hall Park and Bathpool Park. The property benefits from a large established rear garden and is offered with no chain involvement.







#### ENTRANCE HALLWAY

Radiator, access to loft.

#### BEDROOM ONE

3.50m x 3.86m (11' 6" x 12' 8") Window to front, radiator, fitted storage space.

#### BEDROOM TWO

3.29m x 2.74m (10' 10" x 9' 0") Window to front, radiator.

#### BATHROOM

Bathroom suite comprising of panelled bath with shower, WC and hand wash basin. Radiator, windows to side, airing cupboard.

#### LOUNGE

4.54m x 3.71m (14' 11" x 12' 2") Radiator, window to side, doors into conservatory / lean to.

#### KITCHEN

3.48m x 2.76m (11' 5" x 9' 1") Fitted kitchen with stainless steel sink and drainer unit with mixer tap, windows to rear and side, access into further storage area.

#### CONSERVATORY / LEAN TO

4.45m x 1.66m (14' 7" x 5' 5") Windows to rear and door to side.

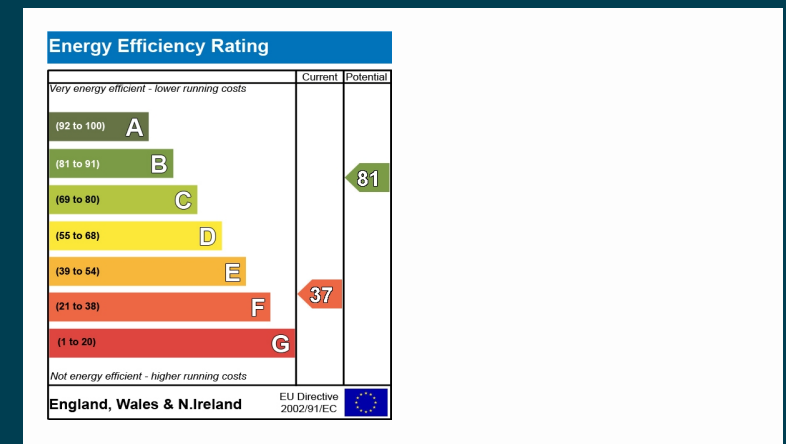
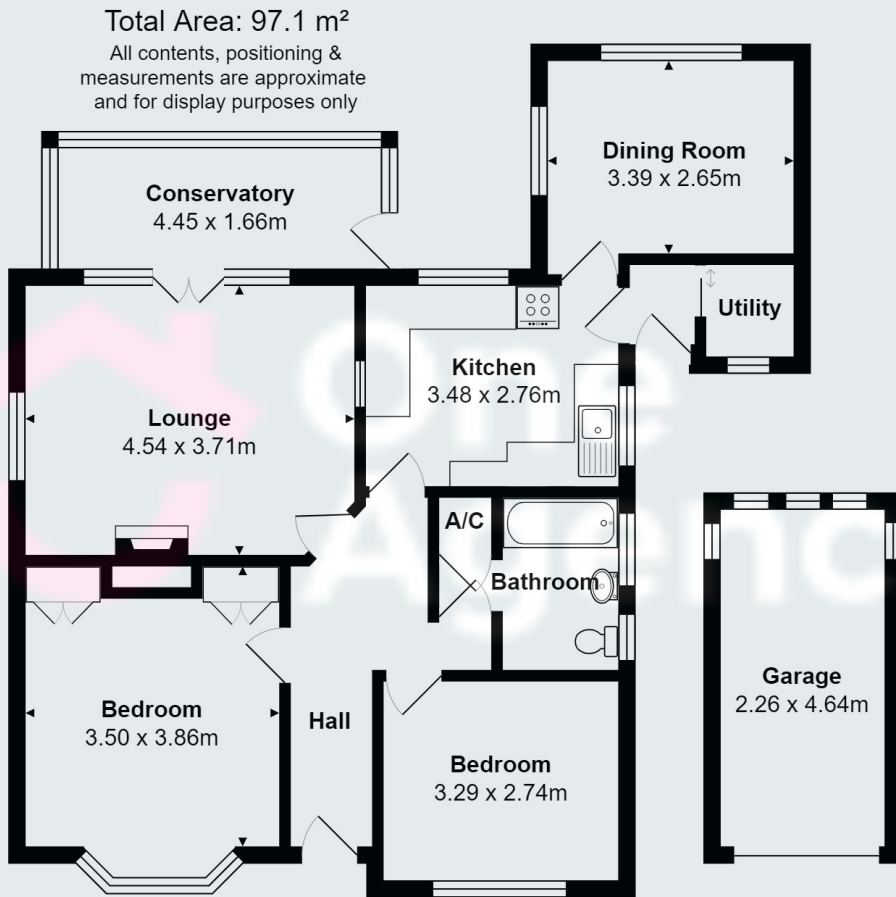
#### DINING ROOM

3.39m x 2.65m (11' 1" x 8' 8") Windows to rear and side, radiator.

#### OUTSIDE

Large established rear garden with a private outlook. Off road parking and garage.





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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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