



**Knowle - Offers in excess of £450,000**

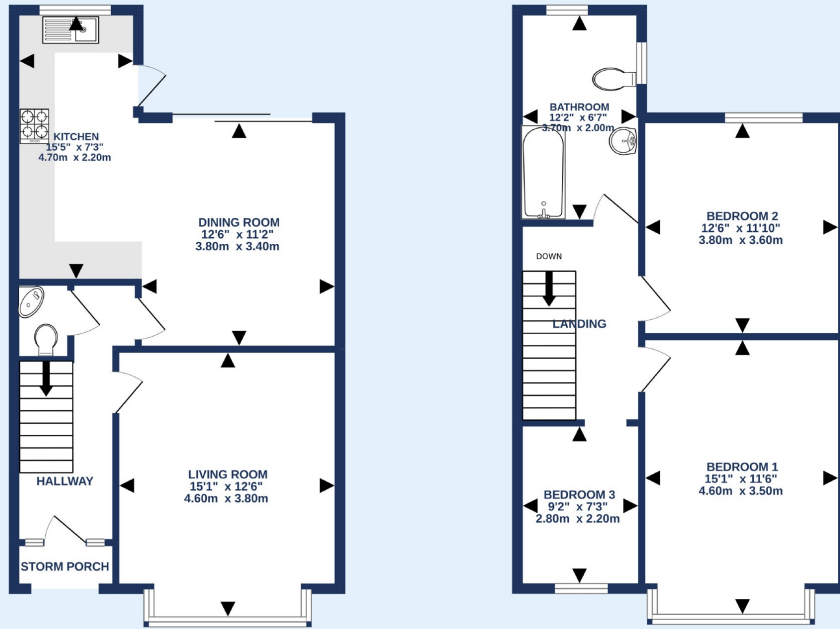
**3 bed terraced house**

**72 Melbury Road, BS4 2RP**



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Extended 3 bedroom family home located on popular Melbury Road in Knowle. Close to parks, local amenities including schools, shops along the Wells Road, popular "The Knowle" pub, local bus links and only 1.5 miles from Temple Meads train station on foot and only 0.5 miles from Totterdown.

Extensively improved by the current owners. Works include full top to bottom renovation works include creating a kitchen/diner, re plastering throughout, kitchen and bathroom.

Downstairs there is a separate living room with bay window and an extended open plan kitchen diner which leads out onto the rear garden. There is also a WC under the stairs providing the always desirable second toilet.

Upstairs there are 3 bedrooms and an extended family bathroom.

Outside to the rear the garden is laid to patio and lawn. There is also a large garage and gated rear access that leads to a secure gated resident's only lane allowing vehicular access. To the front of the property there is parking for 2 cars.

Material Information (Provided by the seller) - This property is freehold and the council tax band is C.



### Knowle Office

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Search: [oceanhome.co.uk](http://oceanhome.co.uk)

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.