



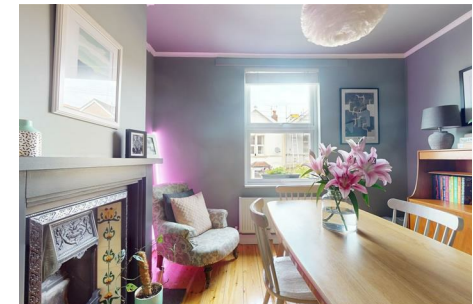
25 Clyde Road, Knowle, Bristol BS4 3DH

£400,000



A charming Victorian terrace home located on the popular Clyde Road on the Knowle / Totterdown border, just a short walk from the peaceful Arnos Vale Cemetery, a beautiful Victorian garden cemetery with a café at its heart. Placed just off of Wells Road, this house is just a short walk from other local amenities including Fox and West Deli, Bank Restaurant, A capella Café & Pizzeria, Southside Bar and the recently opened Bruhaha Bar. Hillcrest Primary School is around the corner whilst open green spaces such as Perrett's Park, Redcatch Park and the 50 acres of Victoria Park are all within a short walk and offer a great escape from the hustle & bustle of the city. Temple Meads Train Station is a 25 minute walk and the exciting harbourside development of Wapping Wharf, boasting some of the best bars, restaurants and lifestyle shops in the city is roughly a 40 minute walk.

Step into the inviting entrance hall where you're greeted by stripped floorboards that seamlessly lead into the sitting room, currently utilized as a dining area, featuring a stunning period-style fireplace. The dining room, currently serving as a sitting area, offers another inviting space with its stripped floorboards, cozy log burner, and convenient understairs storage. French doors open onto the rear garden, enhancing the indoor-outdoor flow and flooding the room with natural light. The modern kitchen is a chef's delight, boasting integrated appliances including a double oven and a 5-ring gas hob, ensuring seamless meal preparation and culinary adventures. Upstairs, discover two generously sized double bedrooms offering comfortable retreats, along with a sleek and modern bathroom. Outside, the enclosed rear garden is a tranquil oasis, enjoying a fantastic sunny aspect. Explore well-stocked raised sleeper beds, flourishing fruit trees, and a charming patio area, ideal for al fresco dining or unwinding with loved ones. A perfect first-time purchase, an early appointment to view is a recommended.



Sitting Room 15'2" into recess x 10'10" (4.63 into recess x 3.32)

Dining Room 11'6" into recess x 10'9" (3.51 into recess x 3.28)

Kitchen 11'3" x 7'3" (3.45 x 2.23)

Bedroom One 15'2" into recess x 10'8" (4.64 into recess x 3.26)

Bedroom Two 10'9" x 7'3" (3.28 x 2.21)

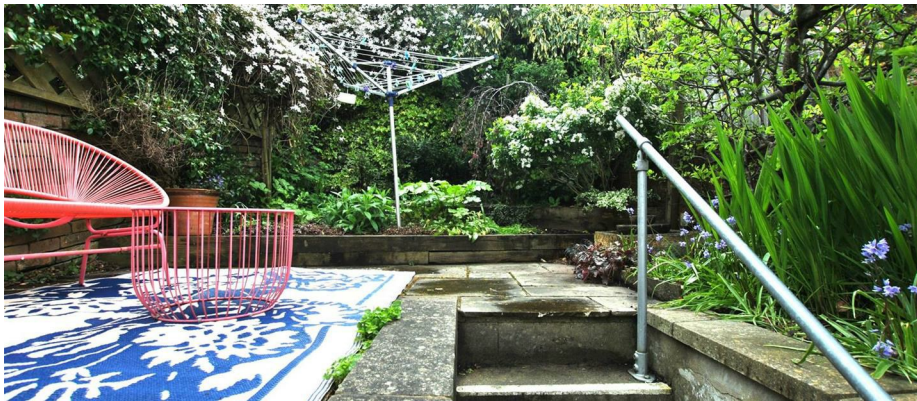
Bathroom 7'4" x 7'3" (2.24 x 2.22)

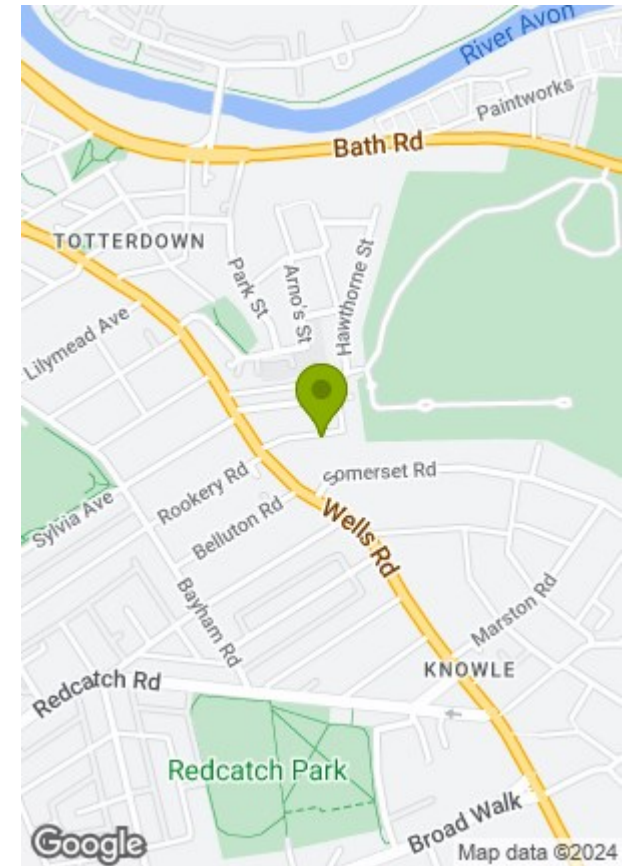
Tenure - Freehold

Council Tax Band - B









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
	<b>70</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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