



3 Ketch Road, Bristol, BS3 5DQ

£400,000

- IN NEED OF UPDATING
- Three Bedrooms
- Kitchen
- Potential to Extend STPP
- Double Garage
- Terraced Family Home
- Sitting Room & Separate Dining Room
- Upstairs Shower Room
- Front & Rear Gardens
- Energy Rating - D

Ketch Road is a sought after residential street located in Lower Knowle, a short walk from the beautiful Victoria Park, Redcatch Park & Community Garden and Perretts Park, all offering lots of options for an escape from the hustle & bustle of city life. The area is easily commutable with the City Centre approximately 30 minutes on foot and Temple Meads Station 20 minutes on foot. The area is also well equipped for Schools and local amenities with Victoria Park Primary School being a 10 minute walk away and with the Wells Road offering popular bars, cafes and restaurants such as Totterdown Canteen, Fox & West, Southside and Acapella. The Victoria Park pub is also just a short walk away and is a great spot for a Sunday lunch or a glass of wine in the garden.

The property requires updating and offers great potential for the discerning buyer. With accommodation comprising a sitting room with bay window, a separate dining room and a kitchen on the ground floor, whilst upstairs there are two double bedrooms, a further single bedroom and wet room. The loft would lend itself to conversion into an additional bedroom subject to the necessary local authority consents. There are front & rear gardens and a large double garage at the rear accessed via a rear lane. This property offers a great potential to create a fabulous family home.

Sitting Room 13'06 into bay x 12'05 into recess (4.11m into bay x 3.78m into recess)

Kitchen 8'04 x 8'03 (2.54m x 2.51m)

Dining Room 11'09 x 11'09 (3.58m x 3.58m)

Bedroom One 13'05 max x 11'08 (4.09m max x 3.56m)

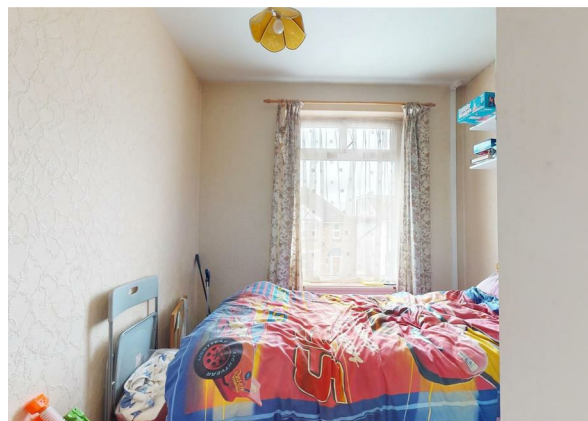
Bedroom Two 11'08 x 9'01 onto wardrobes (3.56m x 2.77m onto wardrobes)

Bedroom Three 9'01 x 8'00 (2.77m x 2.44m)

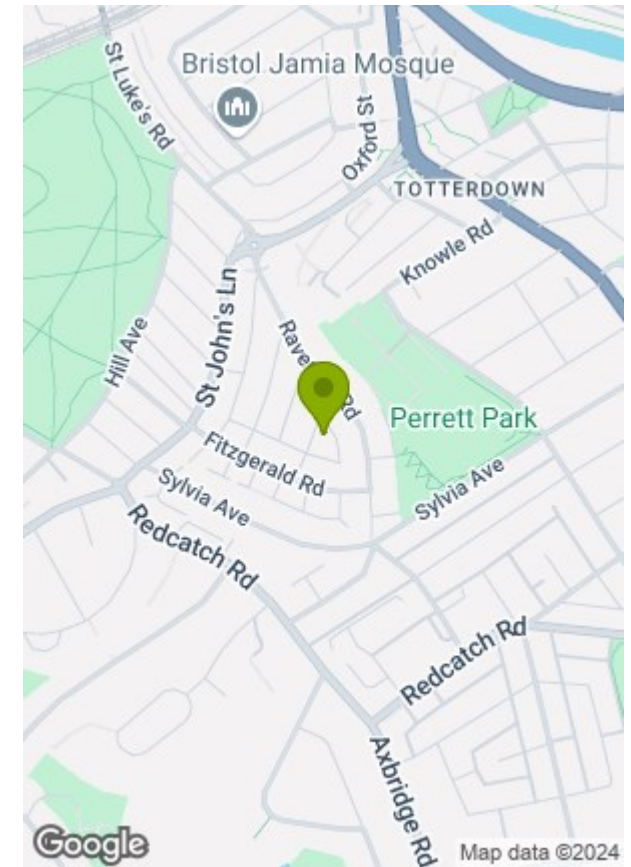
Bathroom 6'03 x 5'02 (1.91m x 1.57m)

Tenure - Freehold

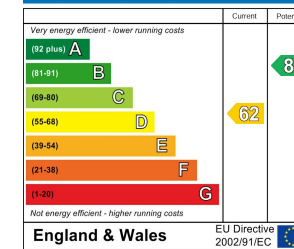
Council Tax Band - C



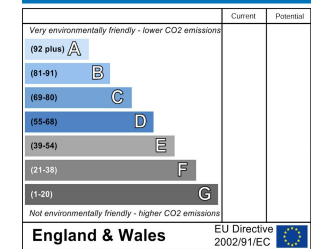




Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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