



39 Queens Road, Bristol , BS4 2LU

Offers In The Region Of

- 3D INTERACTIVE TOUR
- Three Bedrooms
- Kitchen & Utility Area
- Front & Rear Gardens
- Popular Residential Location
- Semi Detached Family Home
- Two Reception Rooms
- Upstairs Shower Room
- Workshop / Home Office / Gym
- Energy Rating - C

Offered with no onward chain, a well maintained semi detached family home ready for its new owner to stamp their own mark on their new home. The property occupies an elevated position on this quiet road and has accommodation comprising an entrance hall, a light & airy bay fronted sitting room, a separate dining room and kitchen with a separate utility area. On the first floor, there are two double bedrooms, a single bedroom and shower room. There is a small raised front garden and a good size rear garden where there is an out house which would make the ideal home office / gym / workshop / hobby room.

The house is just minutes from the Wells Road with the popular Fox and West Deli, Acapella, Southside and Bruhaha Bar's, both with indoor and outdoor seating and serving local craft beers. Knowle is an extremely popular family area, with good schools and a choice of parks, including Redcatch Park, Perretts Park and Callington Nature reserve offering great escapes from the hustle & bustle of the city. For commuters, the area is very well placed, with Temple Meads Station being within a 40 minute walk. Bristol's scenic harbourside and city centre are also within walking distance.

### An ideal home for the growing family.

Living Room 13'10" into bay x 13'0" into recess (4.22 into bay x 3.98 into recess)

Kitchen 11'11" max x 8'5" (3.65 max x 2.57)

Dining Room 12'0" x 10'9" into recess (3.66 x 3.30 into recess)

Bedroom One 13'5" into recess x 12'1" (4.09 into recess x 3.69)

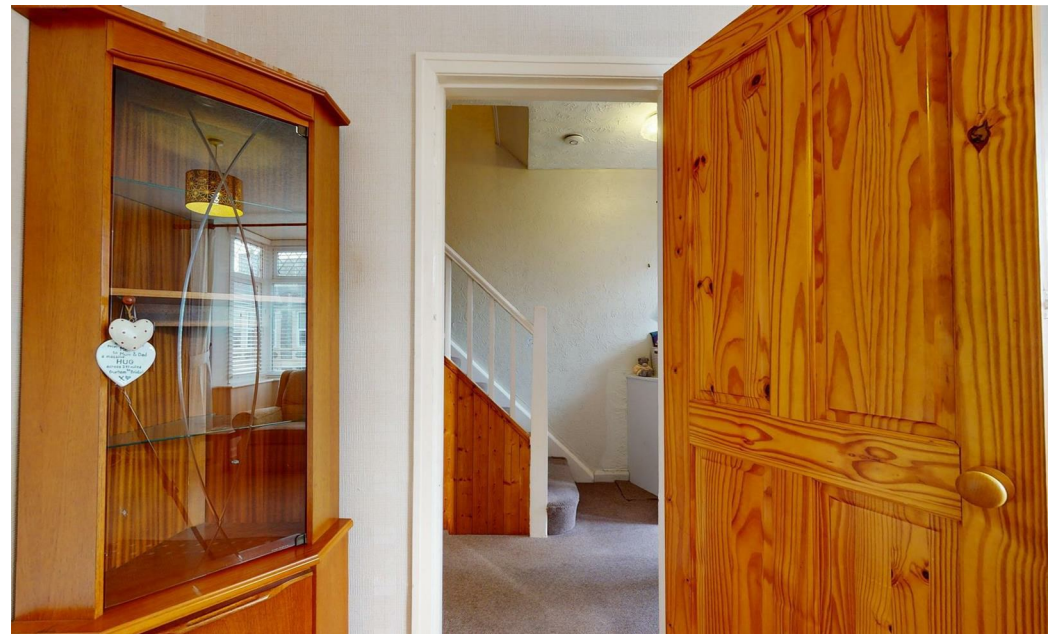
Bedroom Two 11'6" x 10'10" into recess (3.52 x 3.31 into recess)

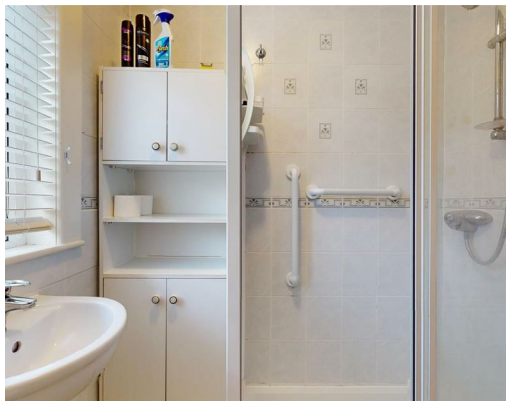
Bedroom Three 8'4" x 7'11" (2.56 x 2.43)

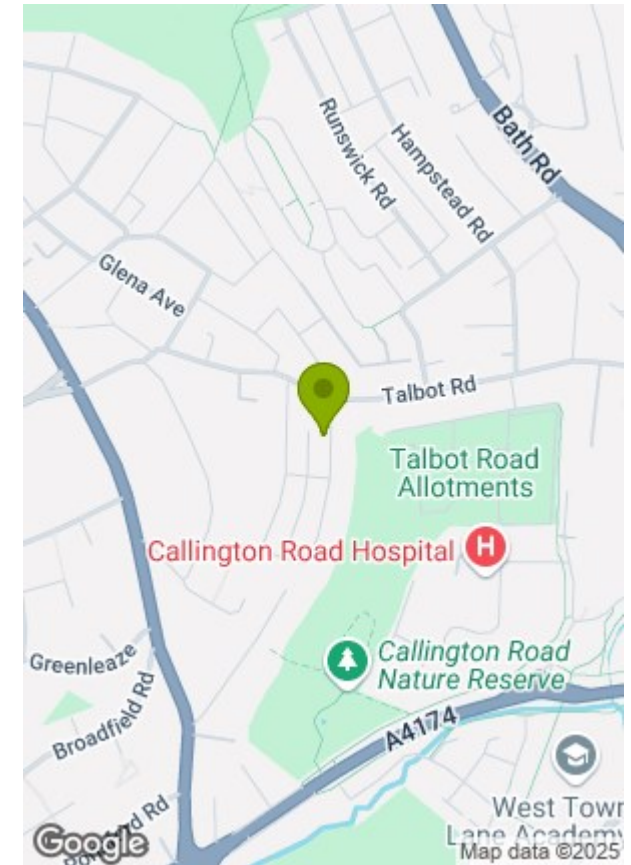
Bathroom 5'10" x 5'7" (1.79 x 1.72)

Tenure - Freehold

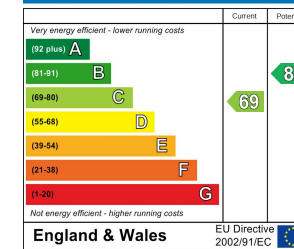
Council Tax Band - B



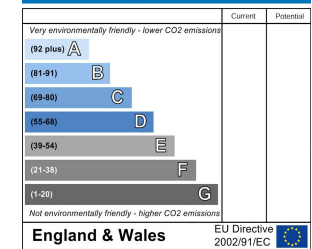




#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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