



Sydenham Road, Knowle

Price Guide £465,000

- **3D INTERACTIVE TOUR**
- **Three Double Bedrooms**
- **Kitchen / Dining Room**
- **Large Upstairs Bathroom**
- **Vibrant Totterdown Location**

- **Unusually Large Period End Terrace Home**
- **Dual Aspect Sitting Room**
- **Downstairs W.C.**
- **Enclosed Decked Rear Garden**
- **Energy Rating - D**

Conveniently located close to local amenities including Fox and West Deli, Acapella, Southside Bar and Bruhaha Bar serving local craft beers, and on the door step of the beautiful Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, and with a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city. The property is also well placed for commuters with Temple Meads Station approximately a 20 minute walk or 8 minute cycle away, Bristol's scenic harbourside and city centre are also within walking distance.

An unusually large end of terrace home measuring 136m² (1463ft²) with three double bedrooms and dual aspect windows letting light in throughout the day. The house has been beautifully renovated over the years by the current owner and offers spacious accommodation throughout. Downstairs there is a hallway leading into the open kitchen dining room, the dining room has an open fireplace and the kitchen has a two seater breakfast island with storage and a Belfast sink which adds to the charm and character of the property. There is a downstairs w.c and double doors lead out onto the garden. The sizable living room is accessed from the dining room via double wooden doors and boasts a beautiful tiled fireplace with an inset log burner, the dual aspect windows have window shutters. On the first floor there are two double bedrooms and large family bathroom complete with his & hers sinks and a separate walk in shower. The large master bedroom is in the roof space and has windows facing the front, side and rear, whilst outside, the rear garden is decked and enclosed making a great space for entertaining friends & family.

Living Room 18'8" into recess x 13'3" (5.71 into recess x 4.04)

Dining Area 13'2" into recess x 11'6" (4.03 into recess x 3.51)

Kitchen/Breakfast 19'1" x 10'10" (5.84 x 3.32)

Ground Floor Cloakroom 5'2" x 2'9" (1.58 x 0.86)

Bedroom One 22'7" x 13'9" max (6.89 x 4.20 max)
Limited headroom due to sloped ceilings

Bedroom Two 13'3" x 10'0" (4.06 x 3.06)

Bedroom Three 13'2" x 8'5" into recess (4.02 x 2.59 into recess)

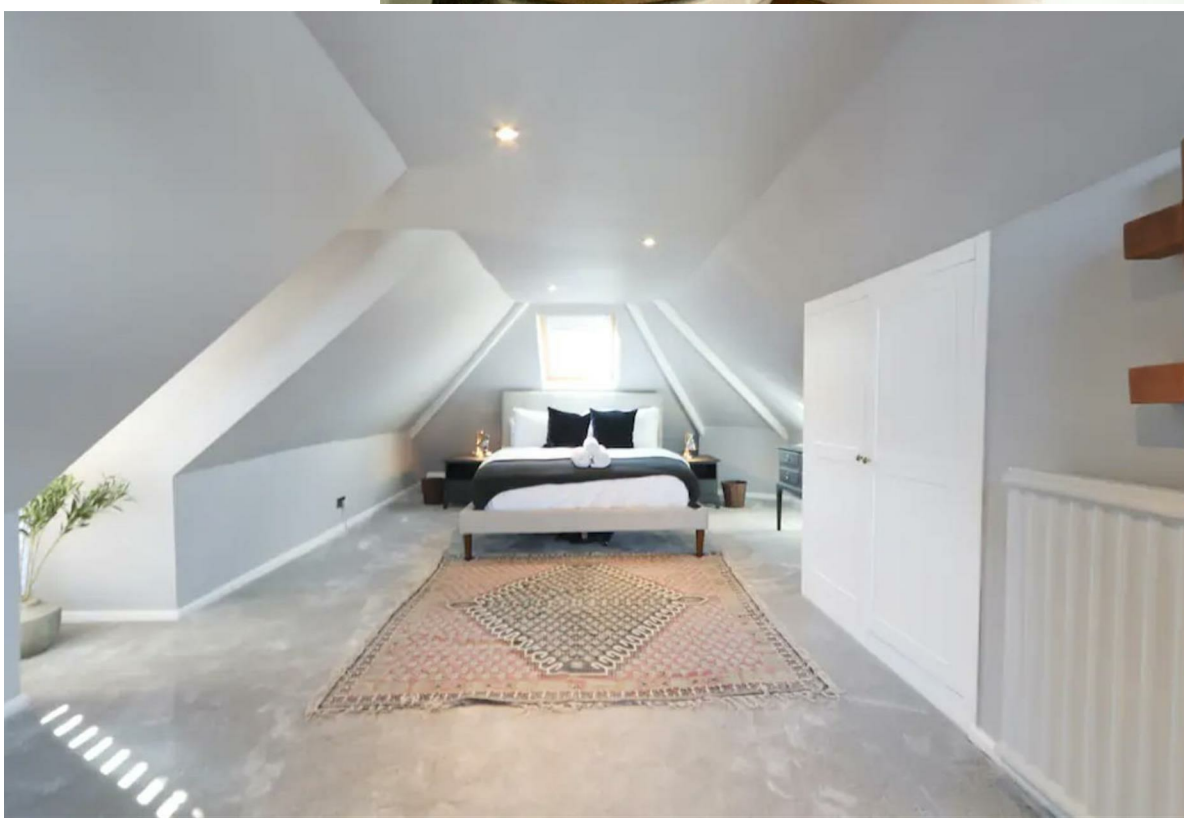
Bathroom 13'5" into recess x 10'11" max (4.11 into recess x 3.33 max)

Tenure - Freehold

Council Tax Band - C



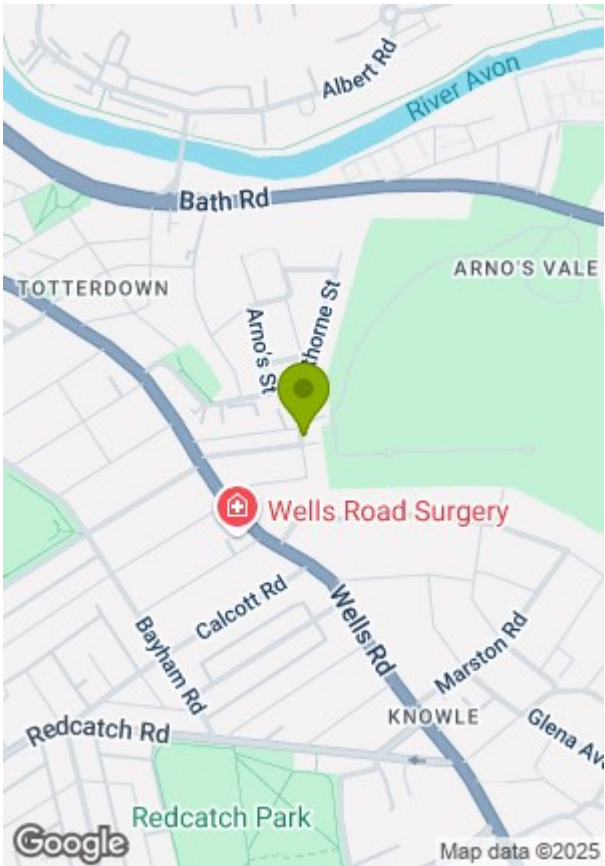








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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