



- **3D INTERACTIVE TOUR**
- **Three Bedrooms**
- **Extended Kitchen**
- **Established Rear Garden**
- **Desirable Location Close to Several Parks**
- **1930's Terrace Family Home**
- **Through Sitting / Dining Room**
- **Stylish Shower Room**
- **Garage**
- **Energy Rating - D**

A lovely 1930's terrace home which would suit a growing family, situated within a desirable & quiet road in Upper Knowle. Comprising a welcoming hallway with a fantastic parquet floor which extends through to the light & airy sitting / dining room. The sitting room has a bay window, which allows plenty of natural light, the dining room overlooks the rear garden and the kitchen has been extended with space to create a breakfast area where there are sliding doors leading onto the rear garden. Upstairs, there are two double bedrooms, a further single bedroom and a stylish shower room complete with a walk in double shower. This property offers potential to convert the loft into an additional room subject to the necessary local authority consents. There is a generous sized garden at the rear, with a paved patio area and lawn, a great space for entertaining friends & family or for the kids to burn off some energy! There is vehicle access via a private lane which provides access to the garage.

Redcatch Park and Community Garden, Perretts Park and Arnos Vale Cemetery and Victoria Park are all a short walk from the house, providing brilliant open spaces with beautiful views over Bristol. The area is easily commutable with Bristol City Centre and Temple Meads Station being approximately a 30 minute walk. The area also has lots of amenities on the doorstep with bars, cafes and restaurants such as Fox & West, Southside, Acapella and the award-winning Bank all being located on Wells Road. The highly regarded Knowle Pub and Victoria Park Pub are also just a short walk away, great spots for a Sunday lunch or just a quiet beer in the pub gardens.

A charming property on a desirable road, this home has much to offer and is not to be missed, an early appointment to view is encouraged.

Sitting Area 15'5" into bay x 12'8" into recess (4.72 into bay x 3.88 into recess)

Dining Area 13'5" x 11'4" (4.11 x 3.46)

Kitchen 18'11" x 8'0" max (5.77 x 2.45 max)

Bedroom One 15'3" into bay x 11'7" (4.67 into bay x 3.54)

Bedroom Two 13'5" x 11'8" (4.10 x 3.57)

Bedroom Three 9'3" x 7'10" (2.82 x 2.39)

Bathroom 7'8" x 6'3" (2.36 x 1.92)

Tenure - Freehold

Council Tax Band - C



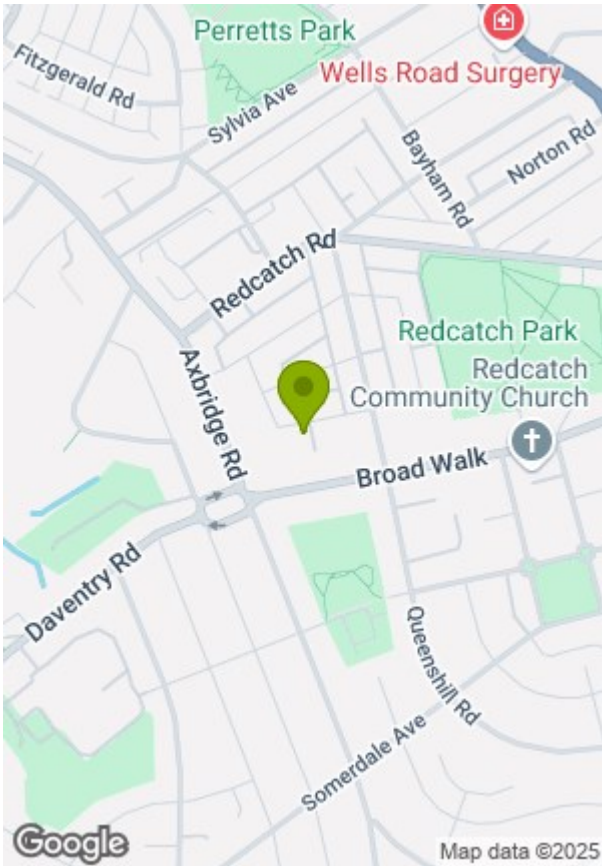












Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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