



Somerset Road, Knowle

Offers In The Region Of



- **3D INTERACTIVE TOUR**
- **Three Bedrooms**
- **Sitting Room**
- **Upstairs Traditional Style Bathroom**
- **Mature Rear Garden/Front Court Yard/ROOF TERRACE**
- **Charming Period Terrace Home**
- **Dressing Room / Home Office / Bedroom**
- **Kitchen / Dining / Family Room**
- **UNRIVALLED ROOF-TOP CITY VIEWS**
- **Energy Rating - D**

**INCREDIBLE PANORAMIC CITY VIEWS** - An elegant three story Victorian terrace home located on desirable Somerset Road within an easy 'safe walk' of Hillcrest School. The property has been extremely well-maintained by the current owners and offers flexible living accommodation arranged over three floors. Comprising of an entrance hall with stripped floor boards which extend through to a good size sitting room at the rear with an open period fireplace. There is a guest bedroom / reception room at the front with a bay window. On the first floor there are two further double bedrooms, a dressing room / home office and a traditional style bathroom suite complete with a roll edge bath. On the lower ground floor there is a stylish contemporary kitchen overlooking the rear garden and a dining / sitting room with a log burner. Outside, there is a front courtyard, a private & secluded space, ideal for a morning coffee, and a good size rear garden which has a raised decked patio whilst the rest is a diverse array of established plants, trees, and shrubs, creating a lush and inviting atmosphere, the perfect relaxation space. As well as the garden, there is a fantastic ROOF TERRACE which has panoramic 360 degree CITY VIEWS. A superb home which will no doubt be heavily in demand so an internal inspection is thoroughly recommended.

Conveniently located within a short walk of Wells Road where you will find an abundance of local amenities including Fox and West Deli, Acapella, Southside Bar and the recently opened 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 highly regarded Knowle Pub is a short walk away, a popular community hub for friends & neighbours to get together for a Sunday Lunch.

Sitting Room 16'4" into recess x 12'8" (5.00 into recess x 3.88)

Kitchen 15'10" x 12'2" (4.85 x 3.71 )

Dining Room 15'2" into bay x 15'1" max (4.64 into bay x 4.61 max)

Bedroom One 16'1" into bay x 10'10" into recess (4.92 into bay x 3.31 into recess)

Bedroom Two 15'5" into bay x 10'5" into recess (4.72 into bay x 3.20 into recess)

Bedroom Three 12'9" x 9'4" (3.89 x 2.87 )

Dressing Room/Office 5'7" x 2'10" onto wardrobes (1.72 x 0.88 onto wardrobes )

Bathroom 9'8" x 6'6" (2.95 x 1.99)

Tenure - Freehold

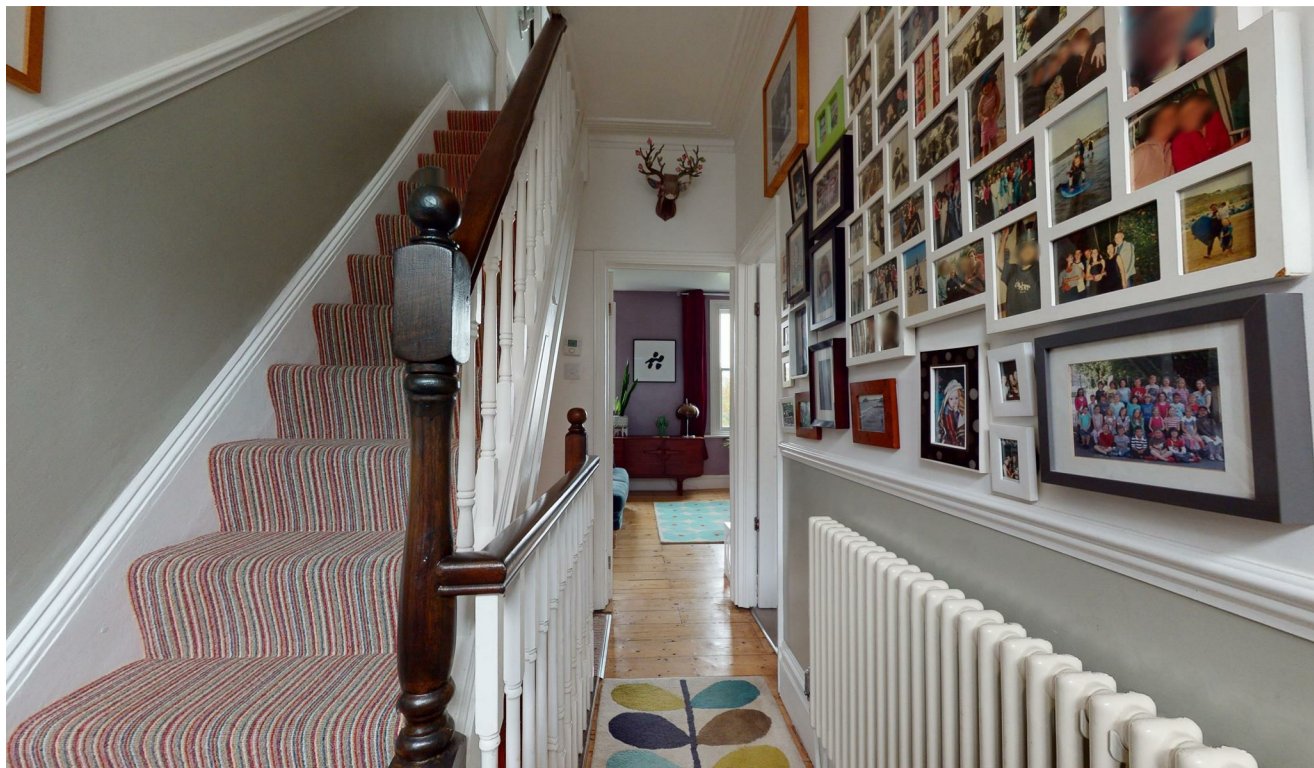
Council Tax Band - B















































Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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