



Somerset Road, Knowle

£535,000

- **3D INTERACTIVE TOUR!**
- **Somerset Road**
- **Modern Kitchen & Upstairs Family Bathroom**
- **Period Features**
- **Close to Hillcrest Primary School**
- **Period Terrace Family Home**
- **Three / Four Bedrooms**
- **Master Bedroom with Stylish En-Suite Shower Room**
- **South Facing Rear Garden**
- **Energy Rating - D**

A Victorian terrace family home located on the desirable Somerset Road within an easy 'safe walk' of Hillcrest School. The accommodation is arranged over three floors and comprises an entrance hall with stripped floor boards which extend through to a good size sitting / dining room with a fitted log burner and a period style open fireplace and there is a modern & stylish fitted kitchen which overlooks the rear garden. On the first floor there are two double bedrooms, a cot room / home office and a modern white bathroom suite. The loft has been converted in recent years and now provides a sizable, light & airy double bedroom with a stylish en-suite shower room. Outside, there is a raised front garden and a good size south facing rear garden which has a secluded paved patio area, the perfect space to relax & entertain friends and family on a warm summers evening. The rest of the garden is laid to lawn with a pathway which leads to a further patio / children's play area and gated access to the rear lane.

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 Court Park and Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol. There is a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city and the highly regarded Knowle Pub is a short walk away, a popular community hub for friends & neighbours to get together for a Sunday Lunch.

Living Room 16'4" into bay x 11'1" (5.00 into bay x 3.39)

Dining Room 16'5" x 12'9" (5.02 x 3.89)

Kitchen 10'11" x 8'11" (3.34 x 2.73)

Bedroom One 22'1" max x 14'1" max (6.75 max x 4.31 max)

En-Suite

Bedroom Two 16'4" into bay x 9'9" max (5.00 into bay x 2.98 max)

Bedroom Three 12'9" x 9'9" (3.89 x 2.98)

Bedroom Four 7'0" x 6'1" (2.14 x 1.86)

Tenure - Freehold

Council Tax Band - B

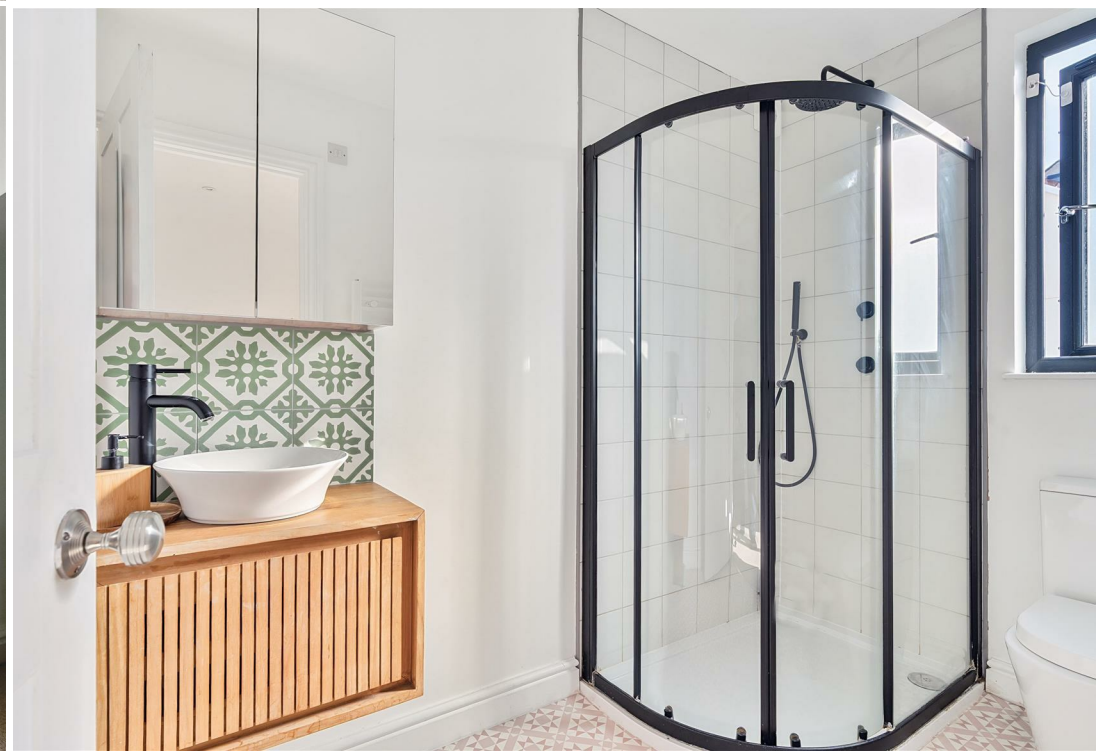








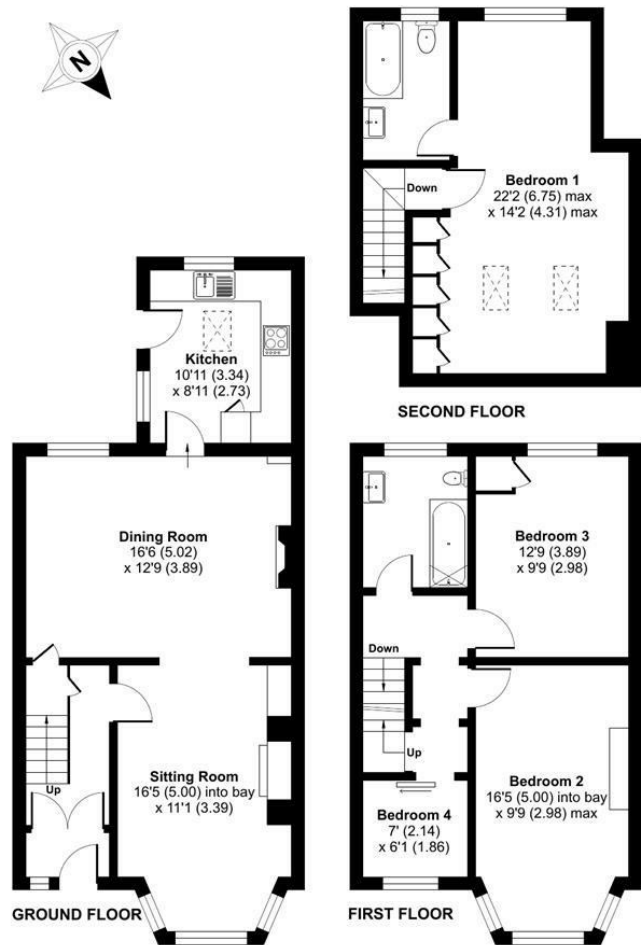




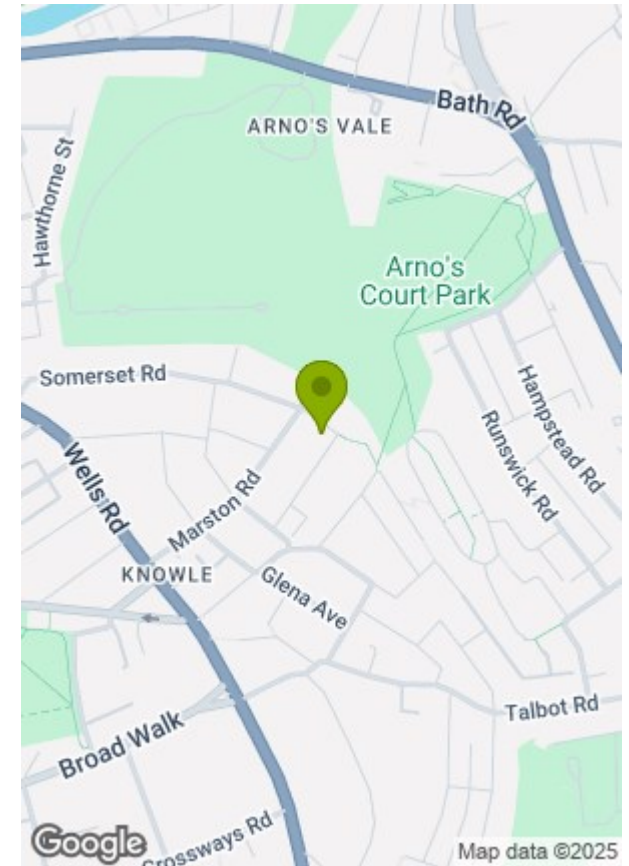


Somerset Road, BS4

Approximate Area = 1388 sq ft / 128.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Greenwood's Property Centre. REF: 1268533



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		67
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(19-34) E		
(1-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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