



Redcatch Road, Knowle

£485,000

Located on Redcatch Road, a desirable residential street in Lower Knowle, a superbly presented family home. Occupying an elevated position and with scope to create a four bedroom home, subject to the necessary local authority consents, this property has so much to offer.

Within a short distance of parks and green spaces including the beautiful Victoria Park, Redcatch Park and Community Garden, Perretts Park and Arnos Vale Cemetery, there are lots of options for an escape from the hustle & bustle of city life. The area is easily commutable with the City Centre approximately 35 minutes on foot and Temple Meads Station 25 minutes on foot. The area is also well equipped for Schools and local amenities with Victoria Park Primary being a 12 minute walk away and with the Wells Road offering popular bars, cafes and restaurants such as Totterdown Canteen, Fox & West, Southside and Acapella. The Victoria Park pub is also just a short walk away and is a great spot for a Sunday lunch or a glass of wine in the garden.

The accommodation, which benefits a single storey extension across the rear of the property, comprises three bedrooms, two of which offer some lovely roof top city views, a stylish family bathroom, a light & airy sitting room, an extended separate dining room and a modern extended kitchen. The sizable rear garden has a paved patio, a lawned area with raised flower & shrub borders and has plenty of space for the children to run around in and for a barbecue with friends & family. The detached garage is accessed via a private lane and has an electric vehicle charging point, there is plenty of space for storage, not just parking the car!

- **3D VIRTUAL TOUR**
- **Three Bedrooms**
- **Separate & Extended Dining Room**
- **Stylish Family Bathroom**
- **Detached Garage with Electric Car Charging Point**
- **Terrace Family Home**
- **Bay Fronted Sitting Room**
- **Extended Kitchen**
- **Pretty Rear Garden**
- **Energy Rating - D**

Sitting Room 14'5" into bay x 12'6" into recess (4.41 into bay x 3.83 into recess)

Dining Room 17'10" x 11'5" (5.45 x 3.48)

Kitchen 14'5" x 6'5" (4.41 x 1.97)

Bedroom One 15'2" into bay x 11'8" into recess (4.63 into bay x 3.57 into recess)

Bedroom Two 9'10", 183'8" max x 12'5" (3,56 max x 3.81)

Bedroom Three 8'8" x 6'11" (2.65 x 2.12)

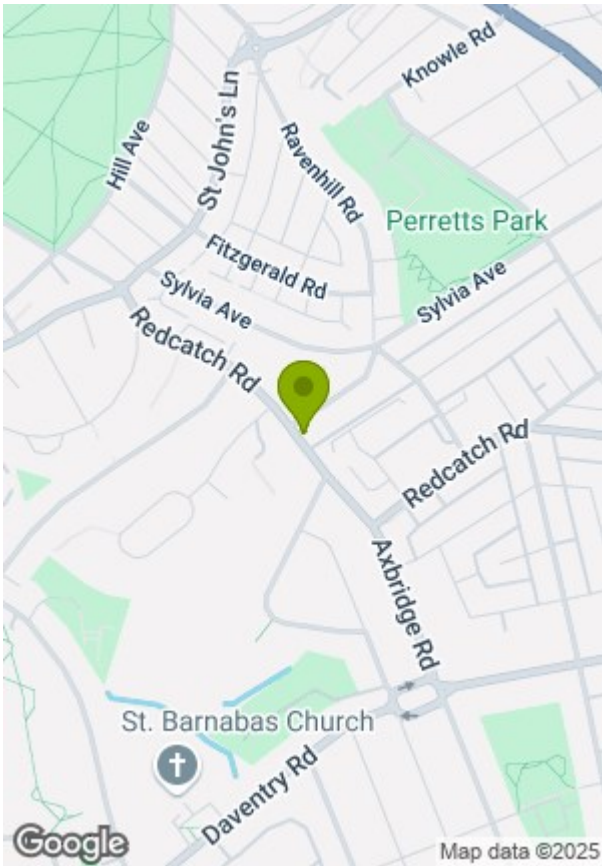
Bathroom 6'7" x 5'4" (2.02 x 1.63)

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	68		(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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