





Property Description

Set on the popular Broadfield Road, close to the local Wells Road high street full of shops and eateries, bus routes and local parks it has a lot to offer, together with its easy access to Bristol City Centre & Temple Meads Train station, this property will appeal to a wide range of buyers.

The main House comprises of three bedrooms, two reception rooms and a downstairs bathroom, to the front of the property you will find ample off street parking and a good size garden to the rear, further benefits include double glazing, gas central heating.

The Out Building is a fantastic addition to the property and could work in many different ways depending on the buyers needs. Location - Knowle and the surrounding BS4 postcode is a lively and popular area located in the South of Bristol. Known for its strong community spirit it's a highly sought after location for young professionals and families alike. Knowle has excellent transport links, with easy access to the city centre with a nearby train station in Bedminster, providing regular services to Bristol Temple Meads. Nearby Wells Road is the heart of BS4 and offers a fantastic range of independent shops, cafes, and restaurants, there are plenty of green spaces nearby, including the popular Victoria Park, which offers tennis courts, a skatepark, and a children's play area. Knowle is also just a short distance from Bristol's city centre and Harbourside district which offer a fantastic range of shops, restaurants.

Entrance Hallway

spacious side entrance hallway with newly fitted carpets.

Ground Floor Bathroom

Newly fitted modern bathroom suite.

Dining Room

11' 6" x 9' 11" (3.51m x 3.02m)

carpeted throughout double glazed window to side and rear elevation.

Lounge

11' 11" x 13' 5" (3.63m x 4.09m)
double glazed window to front elevation, new carpets.

Kitchen

13' 1" x 7' 6" (3.99m x 2.29m)
modern fully fitted new kitchen with flooring and upvc rear door to garden.

First Floor Landing

Bedroom One

13' 4" x 11' 3" (4.06m x 3.43m)
double glazed window to front elevation new carpets, radiator.

Bedroom Two

13' 3" x 7' 8" (4.04m x 2.34m)
double glazed window to rear elevation, carpeted.

Bedroom Three

10' 2" x 7' 6" (3.10m x 2.29m)
Double glazed windows to rear, fully carpeted.

Off Street Parking To Front

Garden

fully enclosed private large garden to rear.

Garden

fully enclosed private large garden to rear path to outbuilding.

Out Building To Rear

26' 2" x 16' 4" (7.98m x 4.98m)

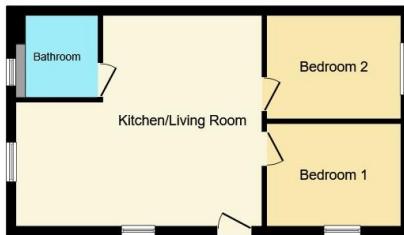




Ground Floor



First Floor



Annex

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: E Council Tax
Band: B

view this property online connells.co.uk/Property/BMR311278



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BMR311278 - 0003