



## 46 Redcatch Road

Upper Knowle, Bristol, BS4 2EY

£499,995



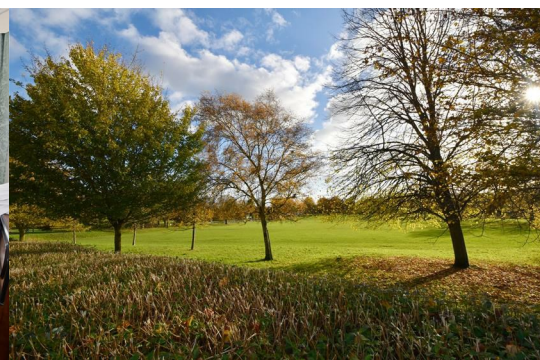
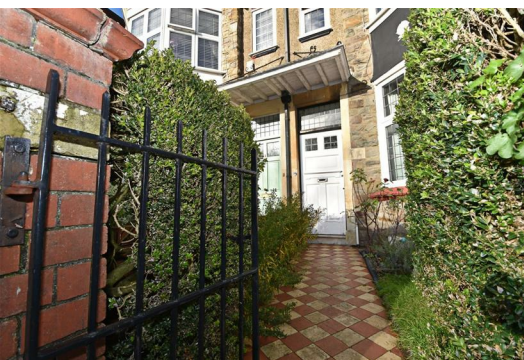
**\*\*NO CHAIN\*\***

Matthews Estates are delighted to bring to the sales market this quite fine, handsome, Edwardian terrace property on Redcatch Road in a most admirable situation, directly opposite Redcatch Park itself. With Broad Walk Shopping Centre at the end of the road, many wonderful community amenities on your doorstep and walk-able distance to Bristol Temple Meads and the City Centre.

This striking, family home retains a vast array of original period features throughout and briefly comprises of an entrance vestibule, welcoming hallway, bay fronted lounge, dining room, breakfast room and kitchen to the ground floor, four bedrooms and a bathroom to the first floor.

Externally, the house benefits from enclosed front and rear gardens with the fantastic addition of a detached garage, easily accessed via the rear vehicular lane.

Call today for an appointment.



Entrance

Lounge 17'0" x 12'9" (5.19m x 3.89m)

Dining Room 15'11" x 11'3" (4.87m x 3.43m)

Breakfast Room 15'1" x 10'4" (4.60m x 3.17m)

Kitchen 11'5" x 10'4" (3.48m x 3.17m)

Landing

Bedroom One 16'11" x 10'5" (5.17m x 3.20m)

Bedroom Two 12'10" x 11'6" (3.93m x 3.53m)

Bedroom Three 12'7" x 7'4" (3.86m x 2.26m)

Bathroom 8'7" x 7'4" (2.62m x 2.26m)

Front Garden

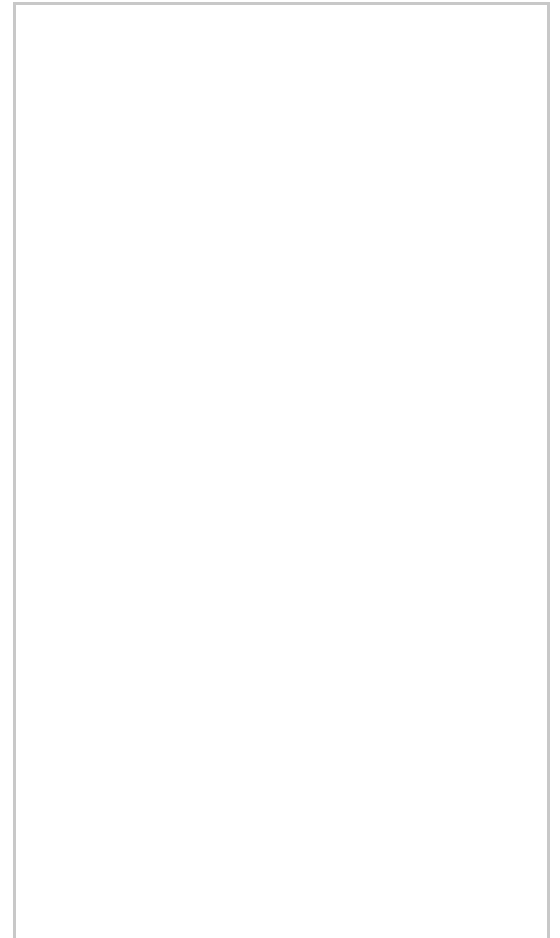
Rear Garden

Detached Garage

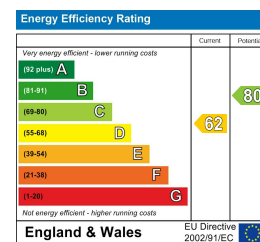
## Area Map



## Floor Plans



## Energy Efficiency Graph



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