



51 Kingshill Road  
, Knowle Park, Bristol, BS4 2SJ

£1,400



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IF YOU WISH TO ENQUIRE, PLEASE ANSWER THE FOLLOWING QUESTIONS WHEN RESPONDING TO THE ADVERT.

1. HOW MANY PEOPLE WILL BE LIVING IN THE PROPERTY ?
2. ARE ALL APPLICANTS IN FULL TIME EMPLOYMENT ?
3. LENGTH OF TENANCY REQUIRED?
4. DO YOU HAVE ANY PETS?

ALL ENQUIRES ARE TO BE EMAILED TO [james@matthewsestates.co.uk](mailto:james@matthewsestates.co.uk)

Matthews are pleased to present this very well presented 3 bedroom mid terraced home situated in Knowle Park, close to local shops and bus routes this will prove very popular on the open market.

Comprising of Entrance hallway, lounge area, kitchen breakfast room and a conservatory to the ground floor. to the first can be found three bedrooms and a bathroom, further benefits include , off street parking, enclosed rear garden , double glazing and gas central heating. Please email your interest to the address above.

### Entrance

### Hallway

11'9" x 6'2" (3.57 x 1.87)

### Kitchen/dining room

11'0" x 10'10" (3.36 x 3.29)





Lounge  
17'3" x 10'8" (5.26 x 3.24)

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Conservatory  
9'5" x 9'3" (2.87 x 2.82)

Landing

Bedroom one  
13'4" x 11'3" (4.06 x 3.43)

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Bedroom two  
10'9" x 10'3" (3.28 x 3.13)

Bedroom three  
10'9" x 6'8" (3.27 x 2.04)

Bathroom  
7'10" x 8'0" (2.40 x 2.45)

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Outside to front

Outside to rear

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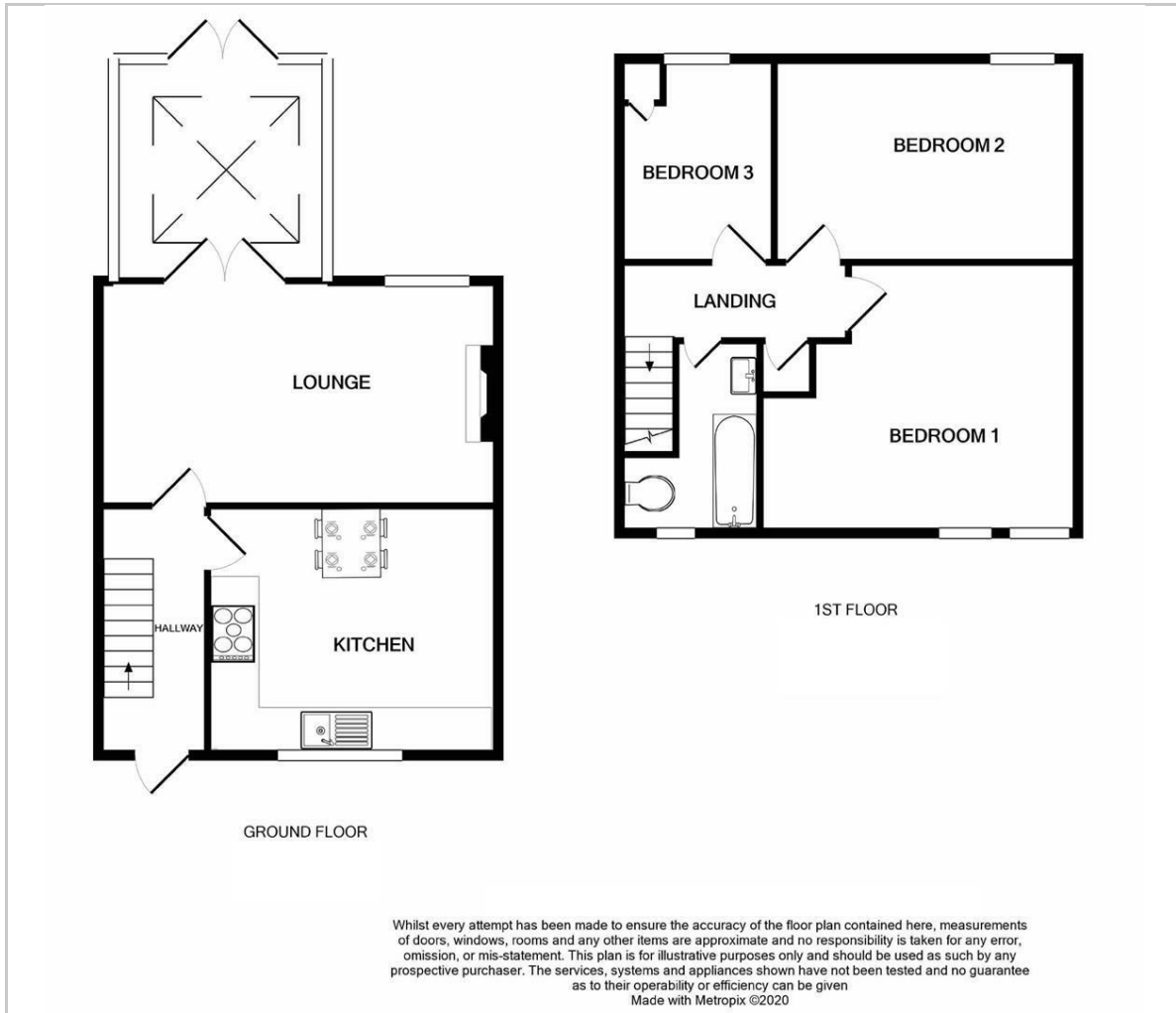
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Kingshill Road



## Floor Plan



## Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

298 Wells Road, Knowle, Bristol, BS4 2QG

## Area Map



## Energy Efficiency Graph

