



22 Gerrard Close
Knowle, Bristol, BS4 1UH

£250,000



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***** NO CHAIN *****

Matthews are delighted to bring this well presented 2 bedroomed, semi detached house to the sales market, situated in a quiet cul de sac in Knowle, with Imperial retail park with its many shops almost on your doorstep. Easy access to Knowle, Bristol Airport and easy travel routes into Bristol city centre and Bedminster. Hengrove leisure park is only a short drive away and there are plenty of local primary schools to choose from. The property consists of an entrance hallway, through lounge/diner, kitchen and conservatory to the ground floor. To the first floor the property has two double bedrooms and a family bathroom. Other benefits are double glazing throughout, and off street parking for two at the front. To the rear is a sunny aspect garden with lawned area and decent size patio, the property also benefits from side access.

Ideal for first time buyers, families or as an investment.

Please call to book your viewing.

Entrance

Kitchen

10'3" x 6'7" (3.13m x 2.01m)

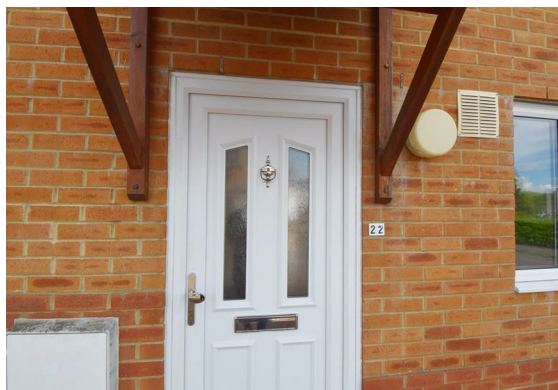
Lounge/Diner

14'3" x 12'11" (4.36m x 3.95m)

Conservatory

10'4" x 7'5" (3.17m x 2.28m)

Landing





Bedroom One
13'0" x 9'3" (3.98m x 2.82m)



Bedroom Two
13'0" x 8'3" (3.97m x 2.52m)

Bathroom
6'10" x 6'2" (2.10m x 1.90m)

Front Garden

Side Garden

Rear Garden



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

