



**10 Clyde Road**  
Knowle, Bristol, BS4 3DH

**£425,000**





## 10 Clyde Road

Knowle, Bristol, BS4 3DH

Matthews are delighted to bring to the sales market this deceptively large well presented, 3 storey, period property, nestled between the communities of Knowle & Totterdown, providing easy access to Bristol Temple Meads and city centre.

Located near by on the Wells Road are cafes, bars and restaurants including Bruhaha, Totterdown Canteen and Bank - plus local amenities such as the Coop, Opticians and Pharmacy. The property is just round the corner from Arnos Vale cemetery and woods or a short walk to Redcatch, Perretts and Victoria Park, all this makes it a great place to live.

The house has Hillcrest Primary school on its doorstep and with local secondary schools also within walking distance.

The fantastically located property briefly comprises of a lounge, second reception room and bathroom to the ground floor, a kitchen/breakfast room and utility to the basement floor with 2 double bedrooms to the first floor. Outside the property benefits from an enclosed, low maintenance, rear garden with outside office/workshop complete with kitchenette.

Call today for a viewing.

Entrance

Hallway

Lounge  
15'3" x 11'6" (4.67 x 3.53)







Bathroom  
8'5" x 7'4" (2.57 x 2.24 )

Second Reception/Study  
12'4" x 7'6" (3.76 x 2.29)

landing

Bedroom 1  
14'11" x 12'9" (4.55 x 3.91)



Bedroom 2  
12'2" x 10'0" (3.71 x 3.05)

Basement

Kitchen/Breakfast Room  
16'7" x 11'6" (5.08 x 3.53)

Utility Room  
10'11" x 6'11" (3.35 x 2.13)

Outside workshop/Office  
15'3" x 6'3" (4.67 x 1.93)





Floor Plan



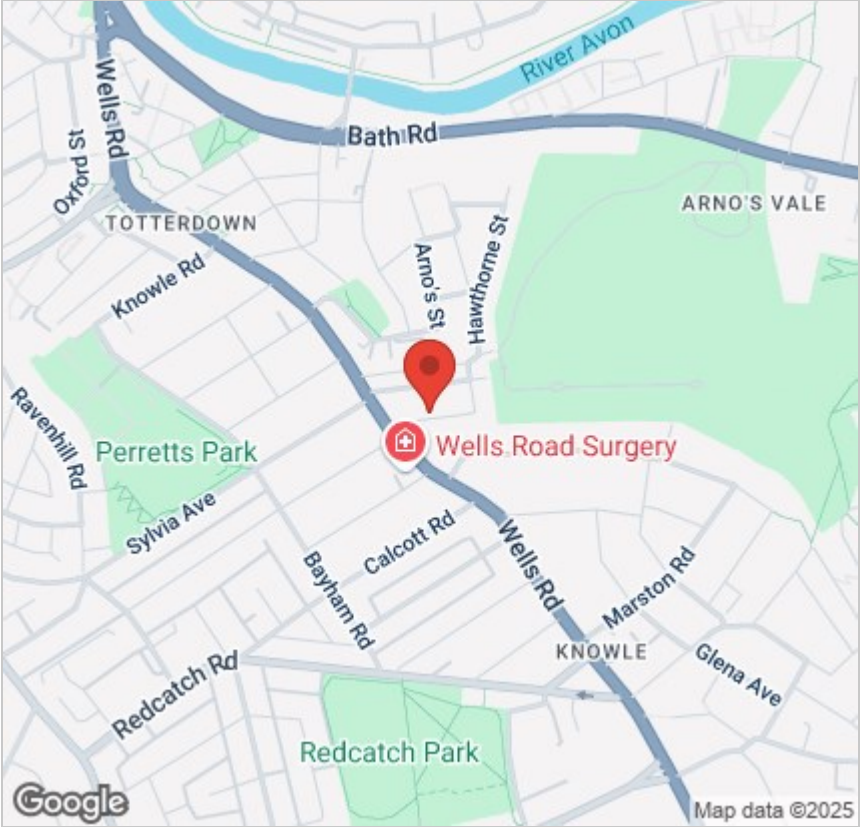
Viewing

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

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298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

