



107 Talbot Road  
, Bristol, BS4 2NS

**Asking Price £425,000**



## 107 Talbot Road

, Bristol, BS4 2NS

Matthews Estates are delighted to offer to the sales market this well presented 1930's three bedroom, mid terraced home, boasting a GARAGE to the rear.

The house is conveniently situated between the Bath and Wells Roads, affording you access to all the amenities, parks and shops located in these communities and also easy routes in to the City Centre, Bristol Temple Meads, Keynsham and Bath. With the Knowle Pub only just up the hill and both local Primary and Secondary schools only a short walk away this makes is a great house for couples and families alike.

The property itself briefly comprises of a entrance porch, hallway, bay fronted lounge, contemporary kitchen onto a dining area and large utility/WC to the ground floor with three bedrooms and a shower room to the first floor.

Externally the house benefits from an elevated garden to the front, with pretty flower beds with a with low maintenance private patio and graveled area with access to the good sized garage accessed via the vehicular rear lane.

Don't miss out, call today!

### Entrance

Hallway  
13'4" x 5'7" (4.07m x 1.72m)

Utility Room  
9'4" x 7'1" (2.85m x 2.18m)





Lounge  
13'8" x 12'0" (4.18m x 3.68m)

Dining Area  
12'8" x 10'8" (3.87m x 3.26m)

Kitchen  
11'10" x 8'1" (3.61m x 2.48m)

Landing

Bedroom One  
14'0" x 10'9" (4.27m x 3.28m)

Bedroom Two  
12'8" x 11'8" (3.87m x 3.57m)

Bedroom Three  
8'7" x 7'2" (2.64m x 2.20m)

Bathroom  
6'0" x 5'9" (1.85m x 1.76m)

Front Garden

Rear Garden

Garage



## Floor Plan



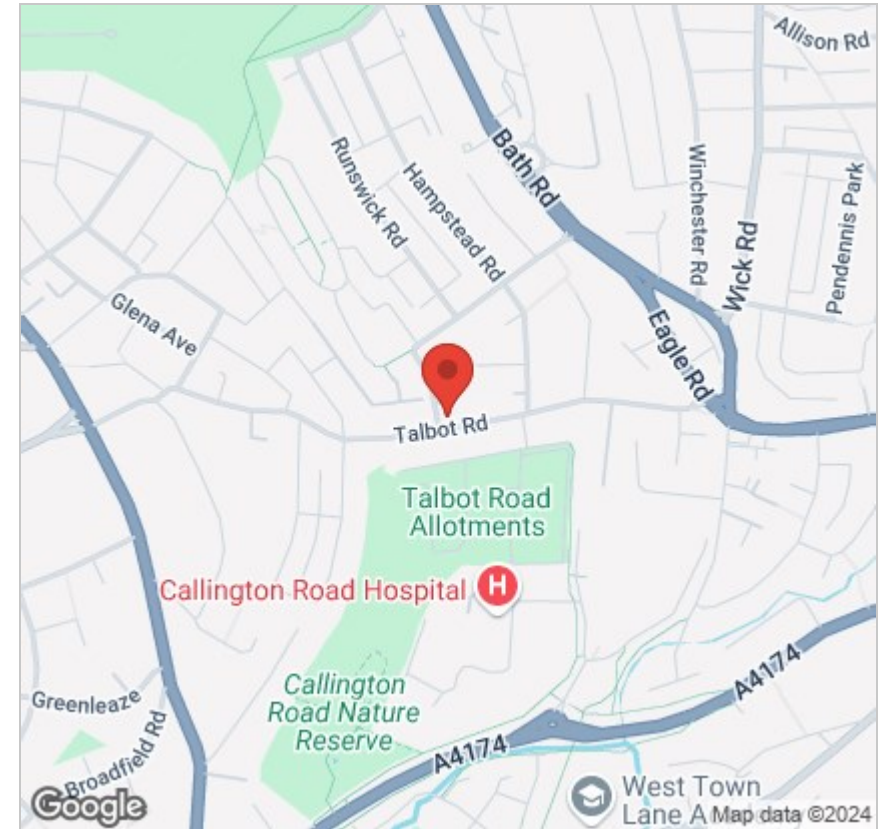
## Viewing

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

