



9 Lullington Road, Bristol, BS4 2LH

Asking Price £525,000



Matthews Estates are pleased to bring to the sales market this 3 bedroomed mid-terrace house, built in 1902, is situated on Lullington Road in the popular pocket of houses between Wells Road and Bath Road. A real benefit of this house is the variety of parks and green spaces nearby. The entrance to Amos Court Park is at the end of the road with Redcatch Park and Community Garden, Perretts Park and Amos Vale Cemetery all within a 10 minute walk. The expansive Victoria Park and Nightingale Valley, Northern Slopes and Callington Nature Reserve are also nearby. Bristol City Centre, Temple Meads Station as well as the Waterfront are all within a 45 minute walk or a short cycle or bus ride. The area also has lots of amenities locally with The Knowle pub just around the corner and the many cafes and bars on the Wells Road. With both local Secondary and Primary schools also within walking distance this makes for a great property.

The internal accommodation comprises a vestibule, hallway, through lounge/dining room and kitchen/breakfast room to the ground floor and then to the first floor is a master bedroom with great views across east Bristol towards Troopers Hill and Bath. In addition there are two further double

- 3 Bedrooms
- Walking distance to both Bristol Temple Meads and City Centre
- Local Primary and Secondary schools with walking distance
- Quiet street
- Kitchen/breakfast room
- Pretty walled rear garden with access to rear gated lane.
- Great loft space, ideal for conversion (subject to planning/building regs)
- Great far reaching views across Bristol to the front of the property

