



Withleigh Road
, BS4 2LG

£450,000



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**** NO CHAIN ****

Matthews Estates are delighted to bring to the sales market this 3 bed Victorian property, located in the sought after residential area of Knowle, which is within walking distance of Bristol city centre, Temple Meads train station. The property is located near the Wells Road which has cafes, bars and restaurants including Acapella, Southside, Bruhaha, Totterdown Canteen and Bank and with the Knowle Pub just a couple of roads away you'll never be short of places to eat out.

The property briefly consists of a bay fronted lounge, dining room, spacious kitchen, utility area and Wc to the ground floor. Upstairs, there are two generous bedrooms, with the master bedroom featuring a bay window that allows light to flood through and a third bedroom/office and family bathroom. To the rear the property boasts a long sunny aspect garden, with a patio area next to the house and further one to the rear of the garden.

Please note the price reflects some maintenance required on the external of the property.

Call today for a viewing.

Entrance

Vestibule

Hallway
23'9" x 4'0" (7.24m x 1.24m)





Lounge
16'9" x 12'11" (5.13m x 3.95m)

Dining Room
13'3" x 10'7" (4.05m x 3.23m)

Kitchen/Breakfast
15'1" x 10'7" (4.61m x 3.23m)

Rear Lobby
6'2" x 3'9" (1.89m x 1.16m)

W.C
3'9" x 3'4" (1.15m x 1.02m)

Utility Room
10'2" x 6'7" (3.10m x 2.01m)

Landing

Bedroom One
16'10" x 16'8" (5.15m x 5.09m)

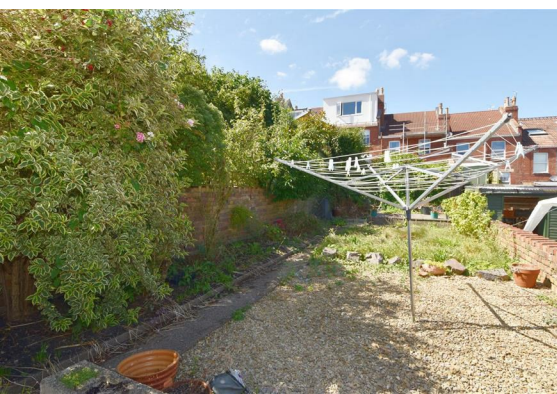
Bedroom Two
13'3" x 10'6" (4.04m x 3.22m)

Bedroom Three
10'1" x 5'9" (3.09m x 1.77m)

Bathroom
7'3" x 5'6" (2.23m x 1.69m)

Front 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 firms 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

