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9 Lullington Road

Knowle, Bristol, BS4 2LH

Asking Price £505,000

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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 Arnos Court Park is at the end of the road with Redcatch Park and Community Garden, Perretts Park and Arnos 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 bedrooms and a contemporary bathroom. There is access to a great loft space ideal for conversion (subject to planning/building regs). To the rear of the property is a charming, walled, southwest facing garden enjoying a patio seating area, lawn and access through a gate to the rear, gated lane. Call today for a viewing.

Hallway
15'2" x 5'4" (4.63 x 1.65)

Lounge
15'1" x 12'0" (4.62 x 3.68)

Dining room
12'5" x 10'1" (3.81 x 3.09)

Kitchen/Breakfast room
18'0" x 9'8" (5.50 x 2.97)

Landing
15'3" x 5'3" (4.67 x 1.62)

Bed One
14'11" x 14'7" (4.56 x 4.46)

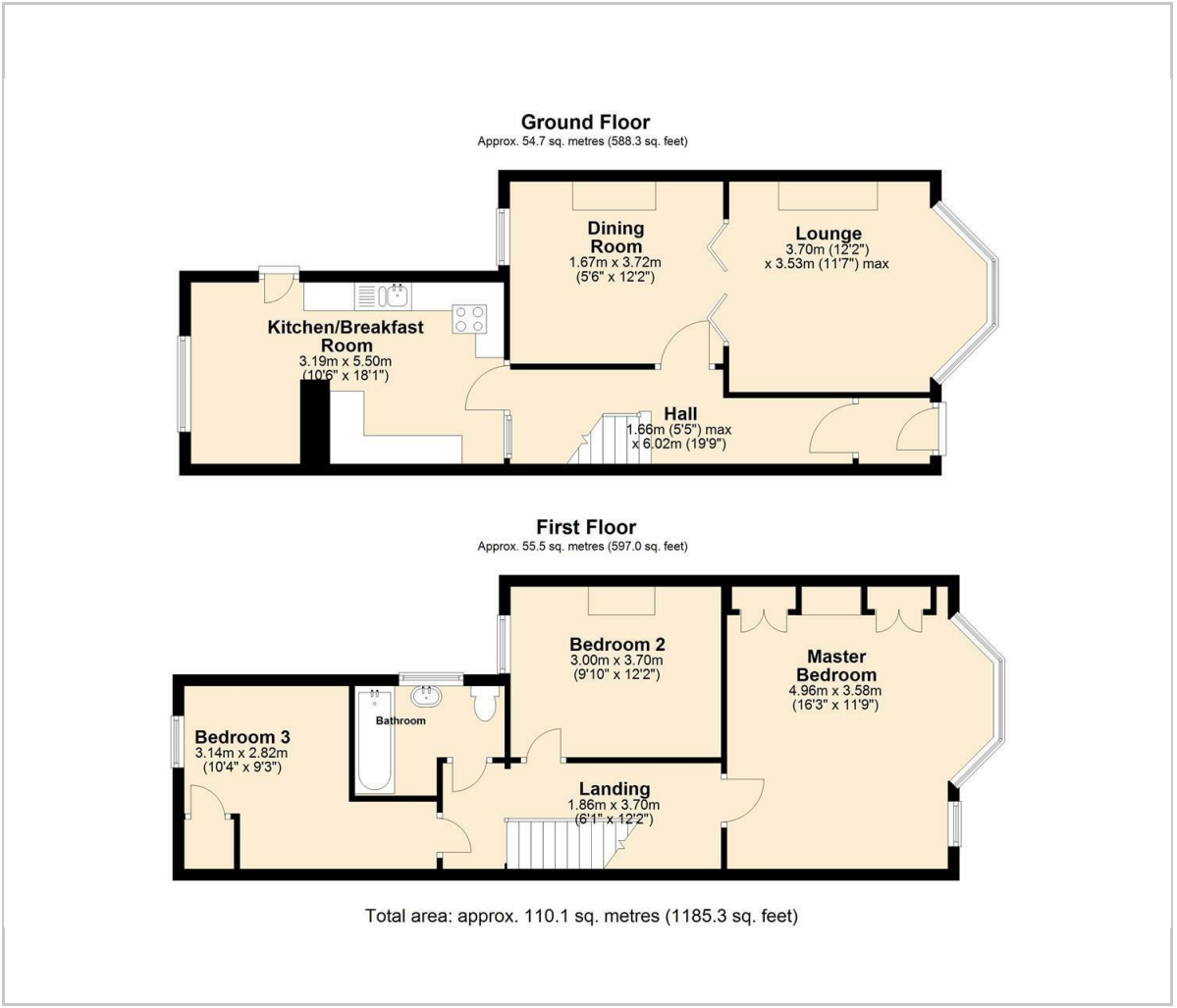
Bed Two
12'1" x 10'1" (3.70 x 3.09)

Bed Two
12'1" x 10'1" (3.70 x 3.09)

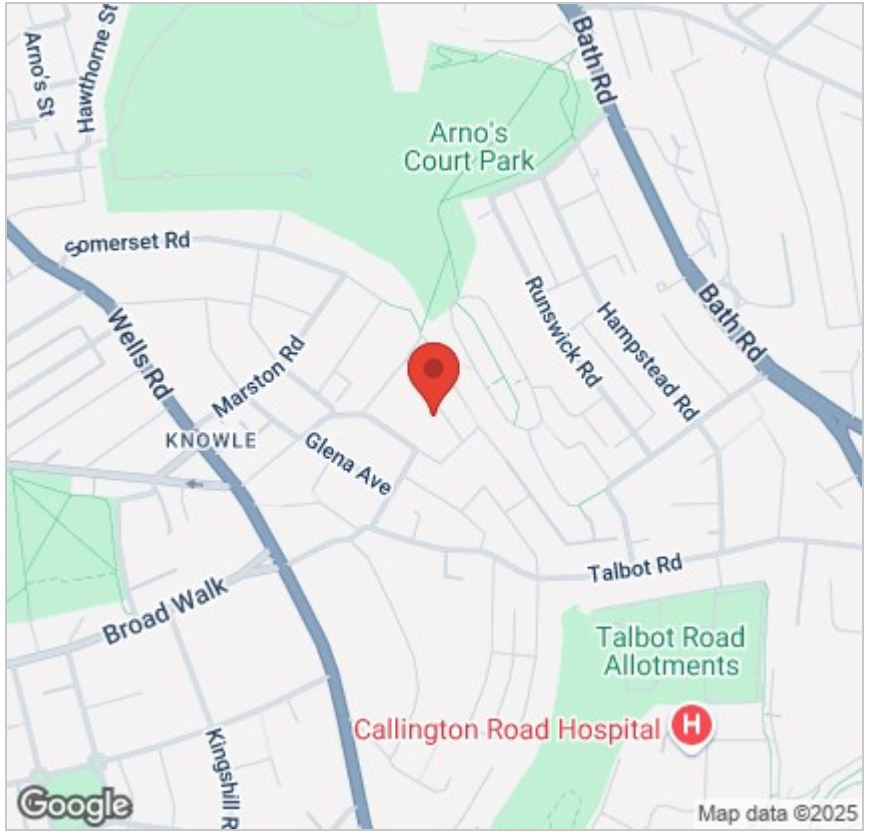
Bed Three
10'1" x 8'11" (3.09 x 2.74)

Bathroom
8'2" x 6'1" (2.50 x 1.86)

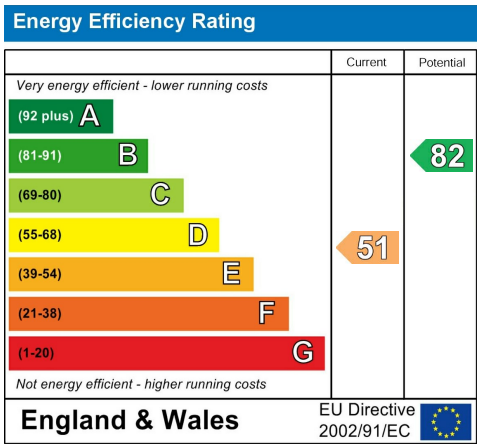
Floor Plan



Area Map



Energy Efficiency Graph



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