



2E Cleeve Road

Knowle, Bristol, BS4 2JP

**Asking Price £365,000**





## 2E Cleeve Road

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Matthews and Co are delighted to bring to the sales market this well presented, extended, 3 bedroom terrace property, located in a highly desirable position in Upper Knowle with access to Arnos Vale, Broad Walk Shopping Centre, further amenities, shops and eateries extremely close to hand. The property benefits from the all important garage to the rear and enclosed garden.

This 1960's house briefly comprises of a hallway, lounge opening onto an area currently used as a workspace, extended kitchen/breakfast room to the ground floor with three bedrooms and a bathroom to the second floor. Outside the property boasts a front and rear garden, which has a decked seating area and vegetable beds with access to the garage. (The property has recently had a new boiler installed)

Call today for a viewing.

### Entrance

Hallway  
13'0" x 4'9" (3.98 x 1.45)

Lounge  
12'10" x 10'10" (3.92 x 3.32)

Dining Room  
10'5" x 7'8" (3.18 x 2.36)

Kitchen / Breakfast Room  
18'0" x 7'10" (5.49 x 2.41)

First Floor Landing







Bedroom One  
11'5" x 10'8" (3.48 x 3.27)

Bedroom Two  
11'5" x 10'8" (3.49 x 3.27)

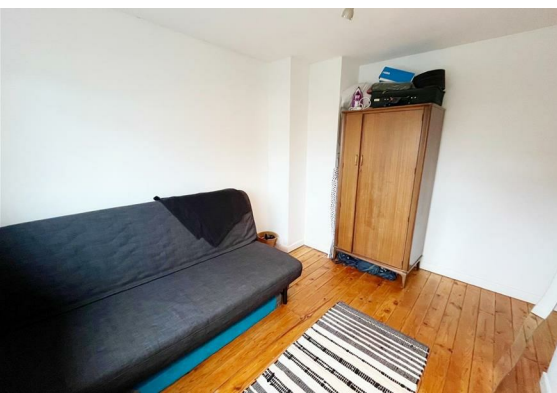
Bedroom Three  
7'5" x 6'9" (2.28 x 2.07)

Bathroom  
7'4" x 5'6" (2.24 x 1.69)

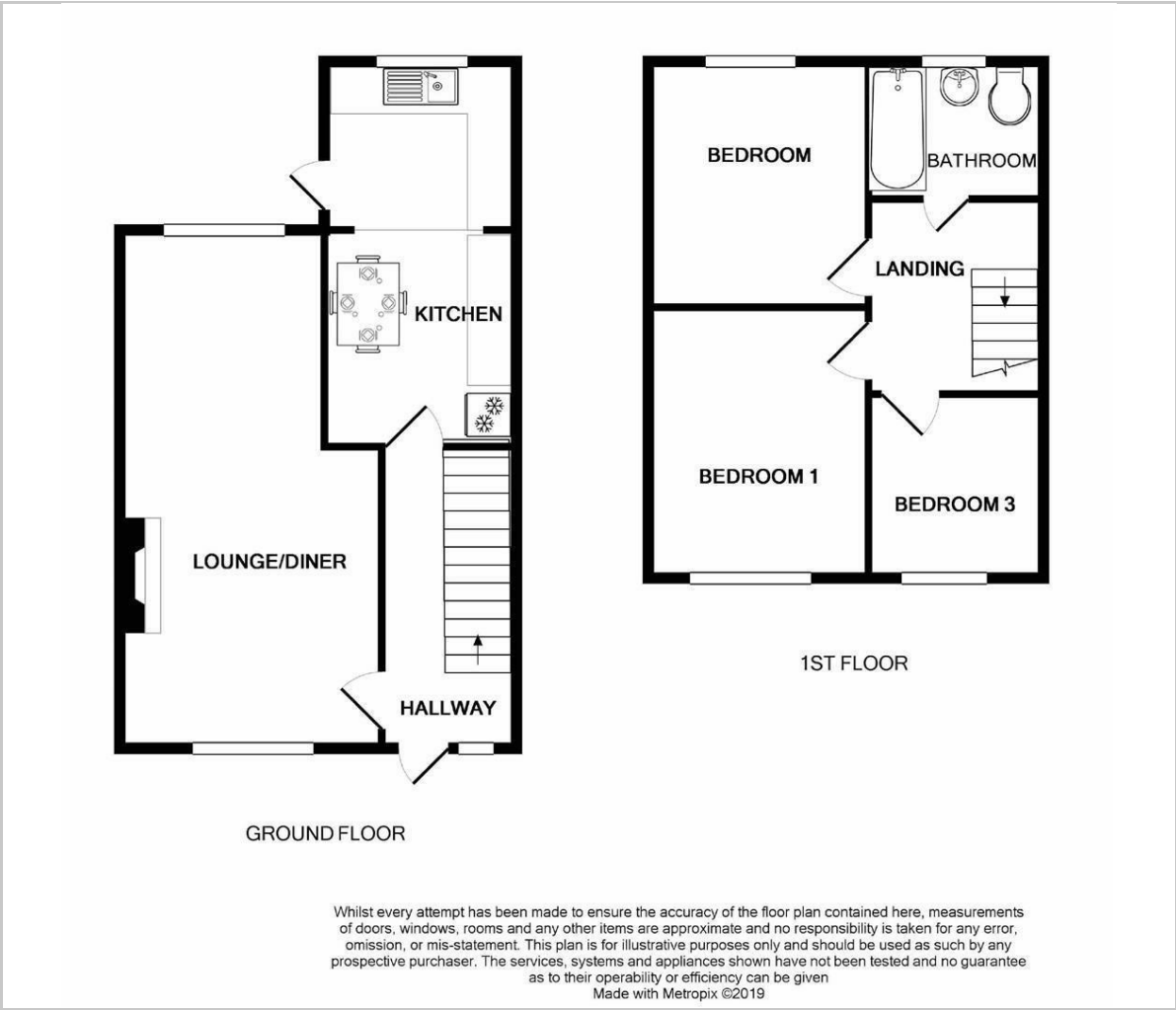
Outside to Front

Outside to Rear

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 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

