



9 Talbot Road

Knowle, Bristol, BS4 2NE

**Asking Price £515,000**





## 9 Talbot Road

Knowle, Bristol, BS4 2NE

9 Talbot Road is a handsome Victorian mid terrace, offering elegant and beautifully proportioned accommodation throughout, finished to an exceptionally high standard with care and attention to detail. The property is tucked away in a no through road in Upper Knowle and just a very short walk away from the plentiful amenities & shops of this extremely popular suburb.

The property briefly comprises of a vestibule, hallway, through lounge/dining room and kitchen/ breakfast room to the ground floor with three double bedrooms and a modern fitted bathroom to the first floor. Outside the property benefits from a front raised garden and at the rear a pretty, private walled garden boasting a patio, garden room and the all important rear access.

Located just off the A37 Wells Road, the house's situation is such that the lucky new owner of this property has everything they would need on their doorstep as well as Bristol Temple Meads 1.4 miles and the City Centre, 1.9 miles away on foot. Knowle is a popular residential community with pubs, cafés and restaurants with outside tables giving the area its vibrant atmosphere. There's a choice of local parks (Redcatch, Arnos Vale, and Perretts) all close by and Knowle Park and West Town Lane Primary school, Sunshine Pre-Schools, Courthouse and Busy Bee Nurseries' nearby as well, making this a great choice for a variety of buyers.

Call today for a viewing.

Hallway







Lounge  
14'1" x 12'4" (4.31m x 3.78m)

Dining Room  
13'7" x 10'0" (4.15m x 3.06m)

Lean To  
7'11" x 6'3" (2.42m x 1.92m)

Kitchen/Breakfast Room  
14'7" x 9'5" (4.46m x 2.88m)

Landing

Bedroom One  
16'3" x 14'6" (4.97m x 4.42m)

Bedroom Two  
13'7" x 10'1" (4.16m x 3.08m)

Bedroom Three  
9'6" x 8'4" (2.92m x 2.56m)

Bathroom  
6'1" x 5'10" (1.86m x 1.79m)

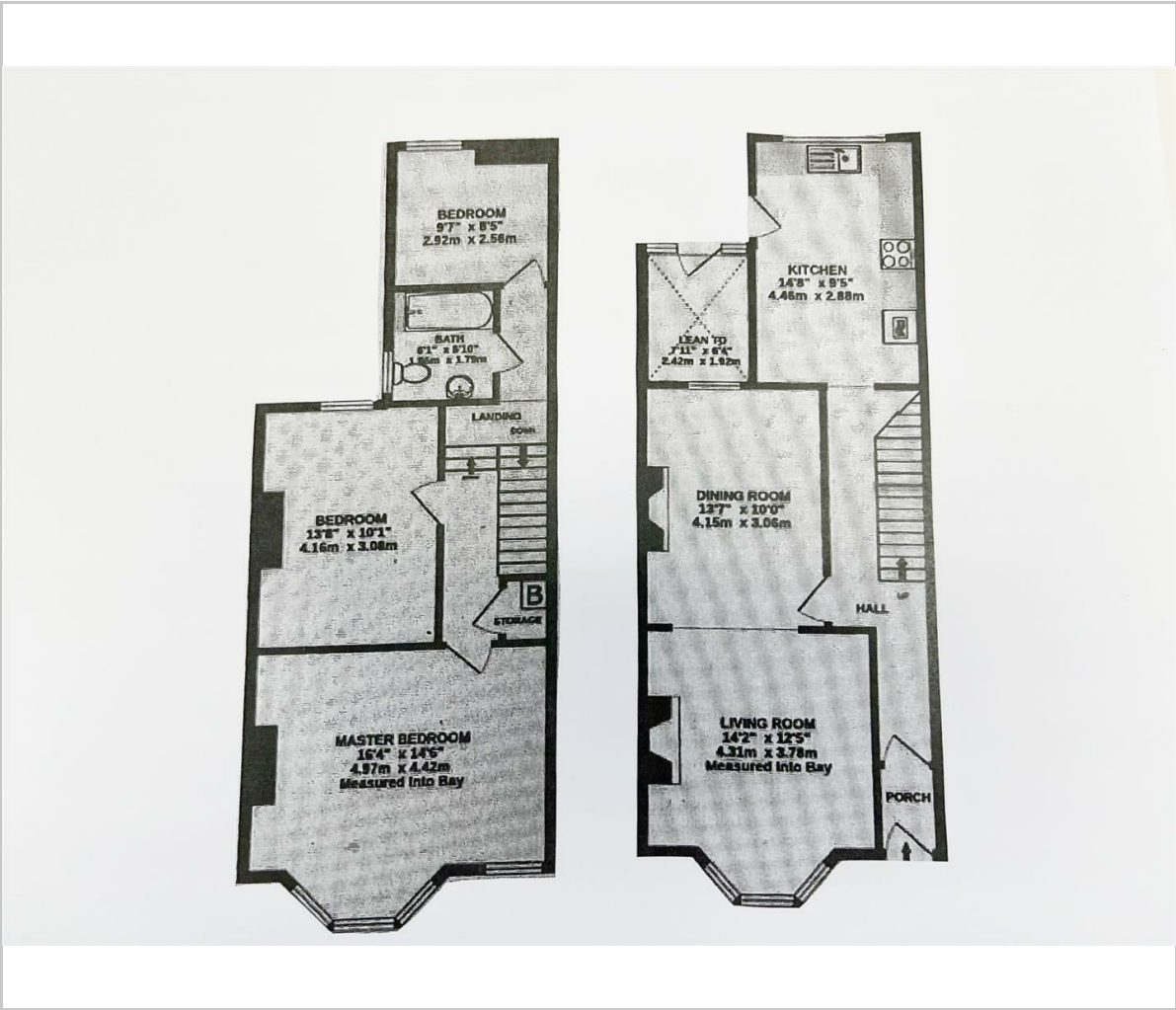
Front Garden

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.

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298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

