



**34 Glена Avenue**  
Bristol, BS4 2LB

**Asking Price £450,000**





## 34 Glena Avenue

, Bristol, BS4 2LB

Matthews and Co are delighted to bring to the sales market this 3 bed end of terrace Victorian property with the added bonus of a GARAGE.

Located on GLENA AVENUE a tree lined street in one of Bristol's most sought after locations of Knowle, which is blessed with the outside spaces of Redcatch Park, Arnos Vale, Perrits and Victoria Park all within a short walk. Local shops, amenities, Jubilee swimming pool and the lovely Knowle Pub are all close by, making this a great location to live in.

The property is easily within walking distance of Temple Meads, The City Centre and Harbourside, and for those commuting, easy access via the Wells Road to the M32 ensuring seamless travel to various destinations.

The property is in need of modernization and briefly consists of a vestibule, hallway, lounge, dining room, kitchen, utility and bathroom to the ground floor. On the first floor you will find 3 bedrooms and a shower room. Outside to the rear is a lovely walled garden with garage and shed and the all important rear access via a gated lane.

Entrance/Vestibule

Hallway

Lounge  
14'3" x 12'11" (4.36m x 3.94m)

Dining Room  
12'2" x 10'5" (3.72m x 3.19m)

Kitchen/Breakfast Room  
12'8" x 8'11" (3.88m x 2.73m)







Groundfloor Bathroom  
8'11" x 5'9" (2.73m x 1.76m)

Landing

Bedroom One  
16'2" x 14'6" (4.94m x 4.42m)

Bedroom Two  
12'1" x 10'7" (3.69m x 3.23m)

Bedroom Three  
9'4" x 8'11" (2.85m x 2.73m)

Bathroom/Shower Room  
5'10" x 4'3" (1.79m x 1.31m)

Front Garden

Rear Garden

Garage



Floor Plan



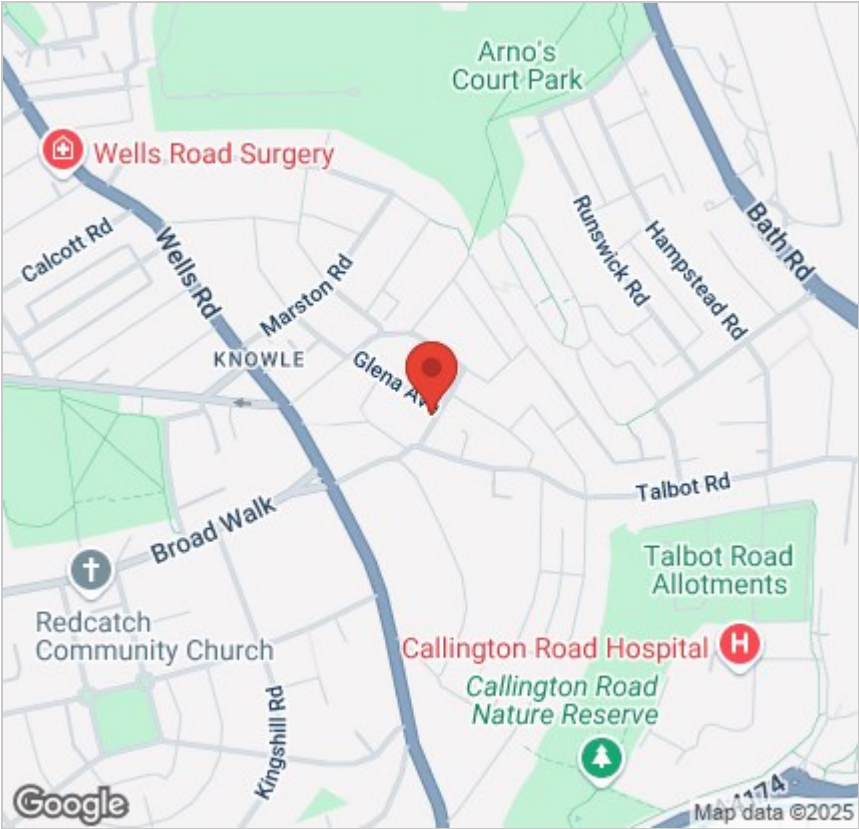
Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

