



**38 Priory Road**

Knowle, Bristol, BS4 2NL

**Asking Price £550,000**





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\*\*\* NO CHAIN \*\*\*

Matthews and Co are delighted to bring to the sales market this well presented extended 3 bedroom Victorian terrace situated on a tree lined street in one of Bristol's most sought after locations of Knowle, with Redcatch Park only a short walk, Arnos Vale just a couple of streets away and The Knowle pub literally around the corner. The property is within walking distance both local primary and secondary schools and Bristol Temple Meads train station and the City Centre via either the A4 Bath or A37 Wells Roads (with their many eateries, shops and amenities).

Boasting original floor boards in many rooms and original stained glass in the vestibule and new anthracite windows throughout, the house briefly consists of a vestibule, welcoming entrance hallway, bay lounge, 2nd reception room and kitchen/breakfast room to the ground floor. On the first floor you will find 3 bedrooms and family shower room.

Outside the property benefits from a sunny aspect enclosed rear garden with a modern paved patio area and artificial awn. To the front is a low maintenance shingle garden with tiled pathway to the front door.

Call today to arrange your viewing.

Entrance

Hallway





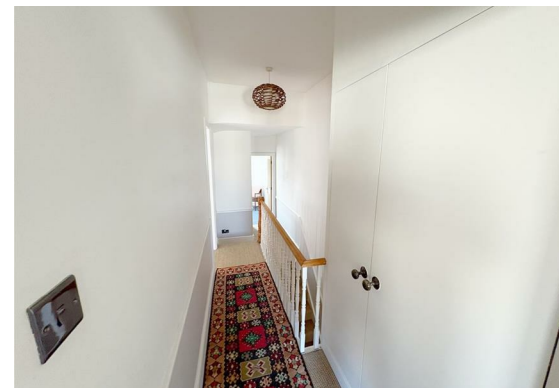


Lounge  
14'2" x 11'9" (4.32m x 3.59m)

Dining Room  
12'0" x 9'6" (3.67m x 2.92m)

Kitchen/Breakfast Room  
20'10" x 14'9" (6.37m x 4.51m)

Landing



Bedroom One  
15'0" x 11'3" (4.58m x 3.44m)

En suite  
5'3" x 2'8" (1.61m x 0.82m)

Bedroom Two  
9'7" x 9'7" (2.94m x 2.93m)

Bedroom Three  
8'11" x 6'10" (2.73m x 2.09m)

Bathroom  
7'7" x 5'9" (2.33m x 1.76m)

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

