



Matthews are delighted to bring to the rental market this immaculate fully refurbished 3 bedroom, 1930's end of terrace property on the ever popular Ravenhill Road, ideally located for access to the many local communities of Knowle, Totterdown, Victoria Park and Bedminster and with further easy access via foot or bus to Bristol Temple Meads and the City Centre. Situated in an elevated position, this double bay fronted property benefits from spectacular views and briefly comprises of a welcoming hallway, lounge, open plan dining room and fitted kitchen the ground floor with three bedrooms and a modern bathroom to the first floor. Outside the property boasts front & side gardens leading to the enclosed, 60ft, sunny rear garden, with views over the local allotments. This property will not be on the market for long, call today for a viewing. No Housing Benefits, No Pets...



### **Entrance**

UPVC double glazed door into:

### **Hallway**

**15'2 x 5'10 (4.62m x 1.78m)**

Meter cupboard, spindle banister staircase to first floor accommodation, radiator, under stairs storage cupboard,

### **Lounge**

**14'6 x 13'10 (4.42m x 4.22m)**

UPVC double glazed bay window to front with great views, feature fireplace, TV point, radiator, power points, pendant light.

### **Dining room**

**13'4 x 12'10 (4.06m x 3.91m)**

UPVC double glazed French doors and side panels to rear decked area, power points, pendant light leading in to kitchen area.

### **Kitchen**

**9'6 x 7'3 (2.90m x 2.21m)**

UPVC double glazed door to rear garden, range of wall and base units, roll edge work tops, tiled splash backs, sink with mixer tap, fitted oven & hob, integrated dishwasher, power points, spot lights.

### **Landing**

UPVC double glazed window to side, spindle banister, oak veneer doors to all first floor accommodation.

### **Bedroom one**

**14'8 x 12'9 (4.47m x 3.89m)**

UPVC double glazed bay window to front aspect, views to Victoria Park, pendant light, power points, radiator.

### **Views up Ravenhill Road**

Views towards St Saviours House.

### **Views across Victoria Park**

### **Bedroom two**

**12'9 x 12'5 (3.89m x 3.78m)**

UPVC double glazed picture window to rear aspect overlooking rear garden and local allotments, radiator, power points, pendant light.

### **Bedroom three**

**9'1 x 7'1 (2.77m x 2.16m)**

UPVC double glazed window to front aspect, radiator, power points, pendant light.

### **Bathroom**

**7'3 x 6'2 (2.21m x 1.88m)**

UPVC double glazed frosted window to rear, modern suite comprising of bath with shower over, pedestal wash hand basin, low level WC, tiled splash backs.

### **Outside to front**

Enclosed by wall, steps up to front door, access to garden via side gate, bark borders, shrubs and bushes, views to park.

### **Outside to side**

Enclosed by gate and door with gravel path to rear garden.

### **Outside to rear**

Private, sunken, decked patio and shed, steps up to lawn, green borders, shrubs and bushes, gravel patio and raised patio area, steps down to air raid shelter, 60ft, sunny aspect, views over allotments.

### **Sunken Patio**

### **Rear of garden**

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