



10 Melbury Road, Bristol, BS4 2RP

£450,000

This delightful end-terrace house offers a perfect blend of comfort and convenience. The location is superb, with popular Knowle Park Primary School just a short walk away as well as many other local amenities including Redcatch Park and commuter routes on the Wells Road, making it an excellent choice for families and professionals alike. Spanning an impressive 1,272 square feet, the property boasts a large entrance hallway with a turned staircase and a lovely light sitting/dining room with bay windows to dual aspects. The kitchen is spacious with room for a dining table and has a useful utility/w.c off. The garage has also been converted into a further reception room, making a great space for a study, additional bedroom or playroom. The first floor boasts three great sized bedrooms and shower room.

Occupying a generous plot the house benefits from a large, enclosed rear garden, beautifully planted with established plants, trees and shrubs. With the additional benefit of driveway parking to the front and a garage to the rear, accessed via a secure lane, this great family sized home really does have a lot to offer and an early viewing is strongly recommended

Entrance Hallway

11'9 x 7'11 (3.58m x 2.41m)



Sitting Room

13'3 x 11'10 (4.04m x 3.61m)



Dining Room

11'10 x 10'5 max (3.61m x 3.18m max)



Kitchen

17'11 x 12'9 (5.46m x 3.89m)



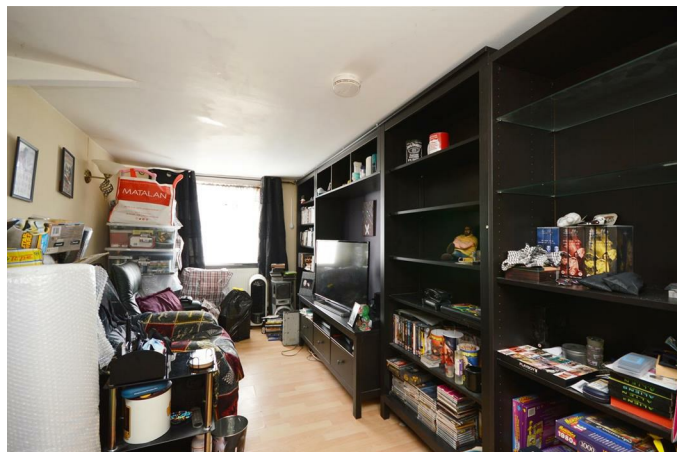
Utility/W.C

8'4 x 5' (2.54m x 1.52m)



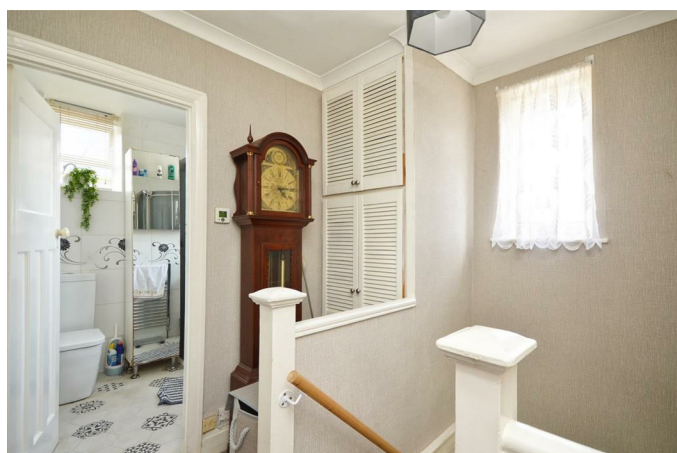
Reception Room

16'4 x 9'10 (4.98m x 3.00m)



Landing

10'8 x 7'11 (3.25m x 2.41m)



Master Bedroom

13'5 x 11'11 (4.09m x 3.63m)



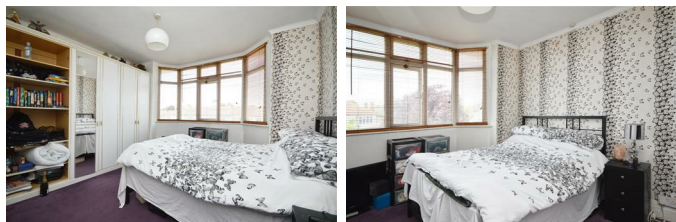
Shower Room

7'10 x 6' (2.39m x 1.83m)

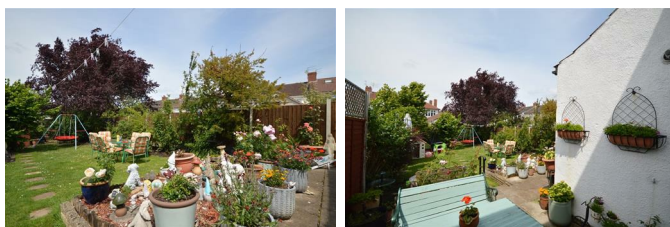


Bedroom Two

11'10 x 10'3 (3.61m x 3.12m)



Rear Garden



Bedroom Three

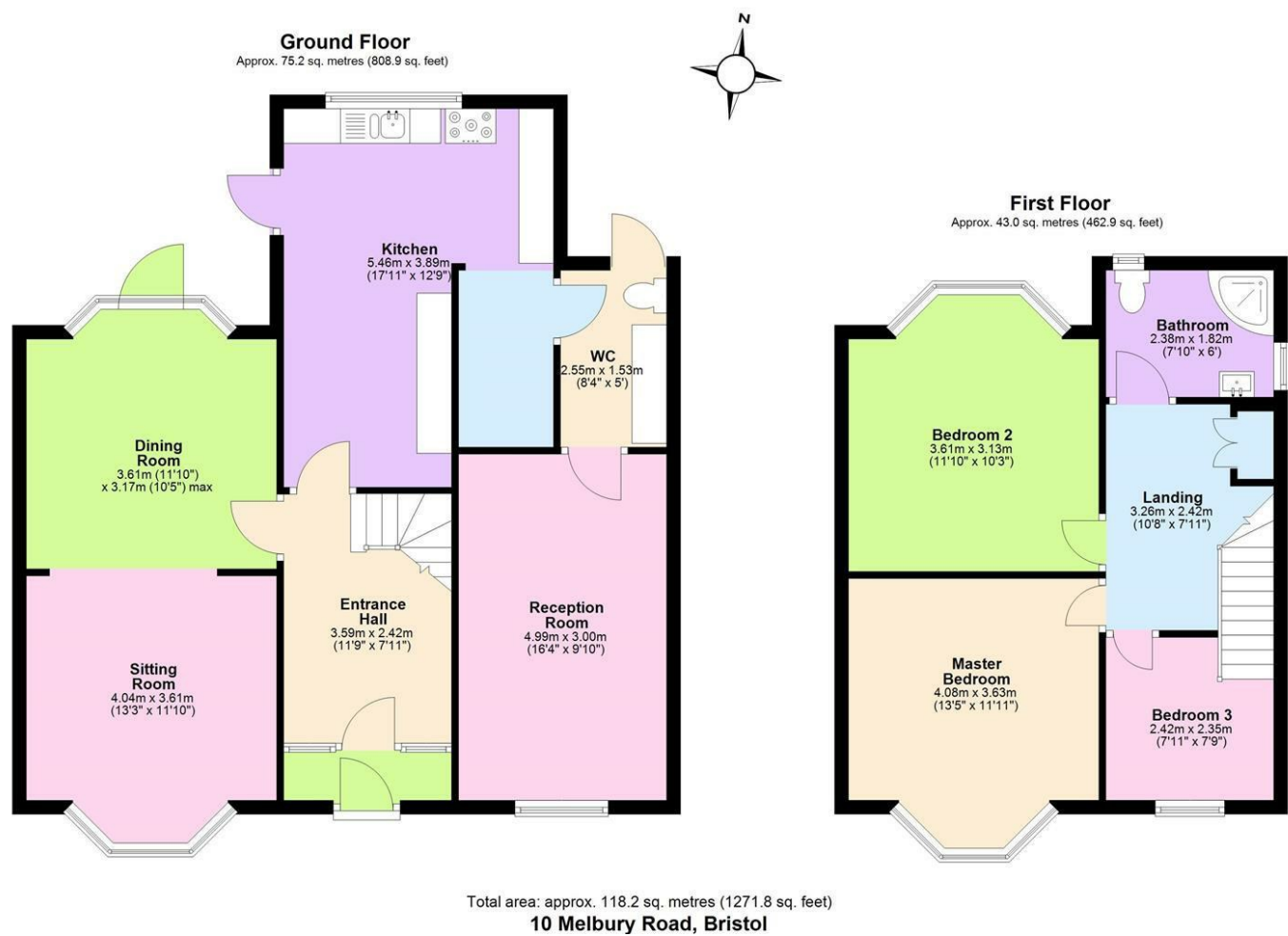
7'11 x 7'9 (2.41m x 2.36m)



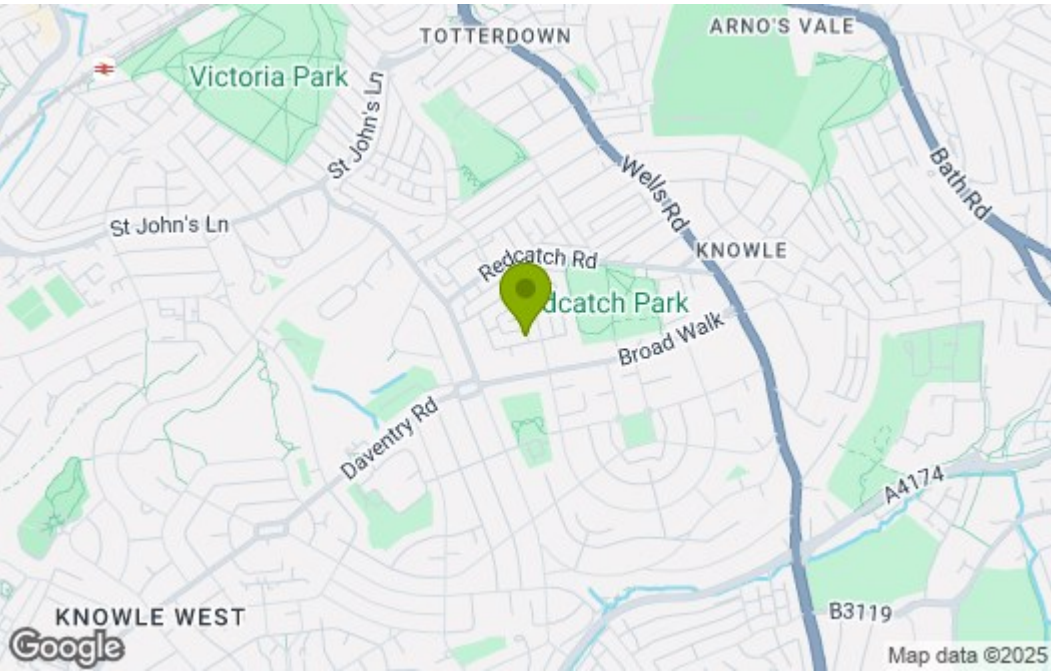
Rear Elevation



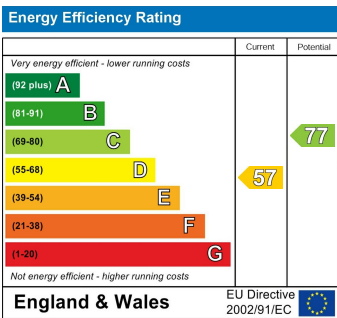
Floor Plan



Area Map



Energy Efficiency Graph



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