



53 Ponsford Road  
Knowle Park, Bristol, BS4 2UT  
**Asking Price £289,995**





## 53 Ponsford Road

Knowle Park, Bristol, BS4 2UT

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

Matthews and Co are delighted to bring to the sales market this semi detached, much loved three bedroom family home situated in a great position just off the A37 Wells Road. The property is located within walking distance to local primary and secondary schools and has amenities conveniently located close by which include the soon to be redeveloped Broad Walk Shopping Centre, South Bristol Sports Grounds, Knowle Cricket ground and the Callington Road nature reserve just to name a few. The wider range of amenities in the city centre are approximately 2.5 miles away.

The property itself briefly comprises of a hallway, dining room, lounge and kitchen to the ground floor. To the first floor are 3 bedroom and the family bathroom. Outside to the front the property has a driveway and paved garden and to the rear is a great size sunny aspect garden with a patio, three levels laid to lawn and mature borders and the all important side access.

Call today for a viewing.

Hallway  
9'8" x 8'5" (2.96 x 2.58)

Lounge  
14'7" x 10'11" (4.45 x 3.33)

Dining room  
11'2" x 10'8" (3.42 x 3.27)







Kitchen  
14'3" x 6'1" (4.36 x 1.87)

Bed 1  
12'6" x 10'11" (3.83 x 3.33)

Bed 2  
10'4" x 10'8" (3.17 x 3.27)

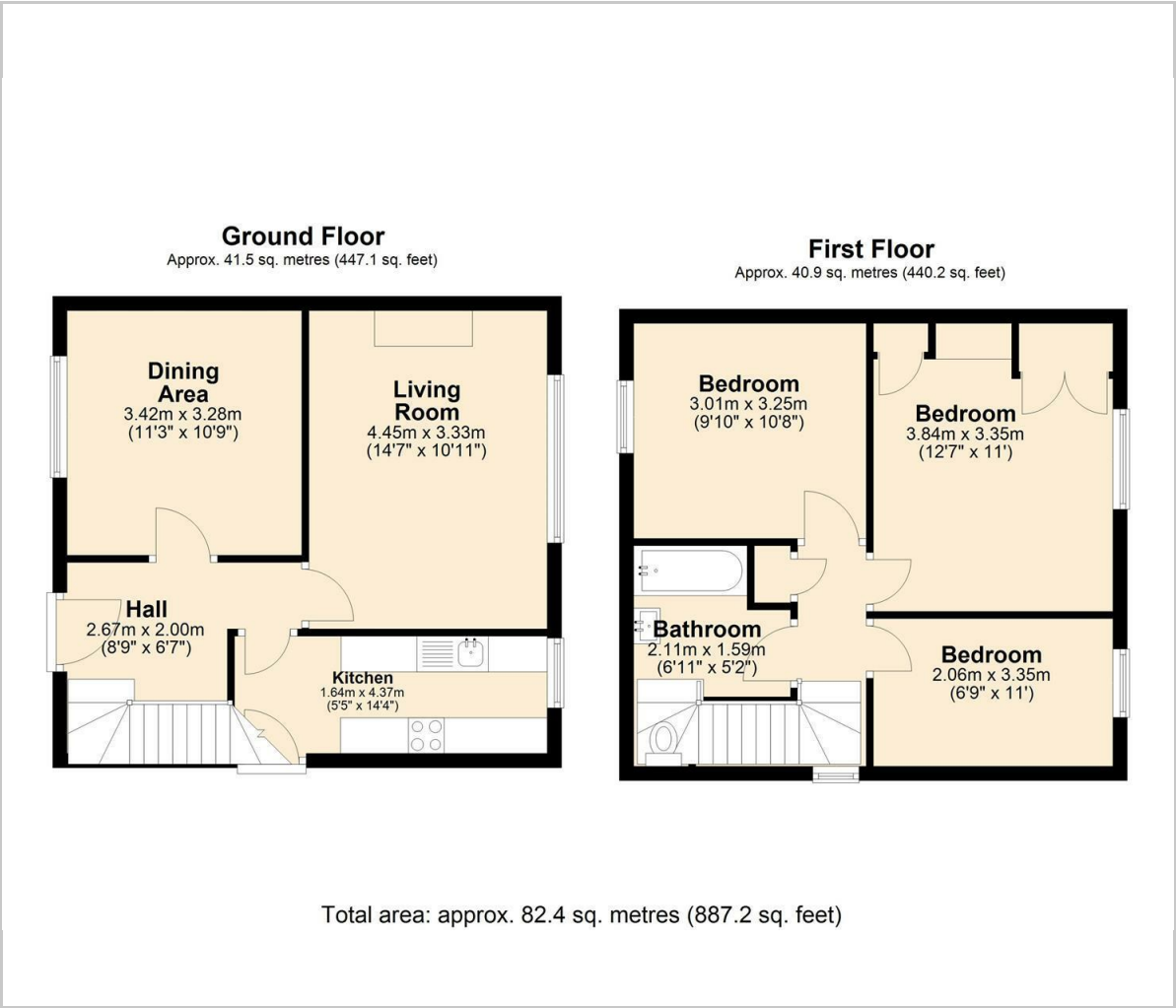
Bed 3  
10'11" x 7'4" (3.33 x 2.24)

Bathroom  
10'7" x 7'5" (3.24 x 2.27)





Floor Plan



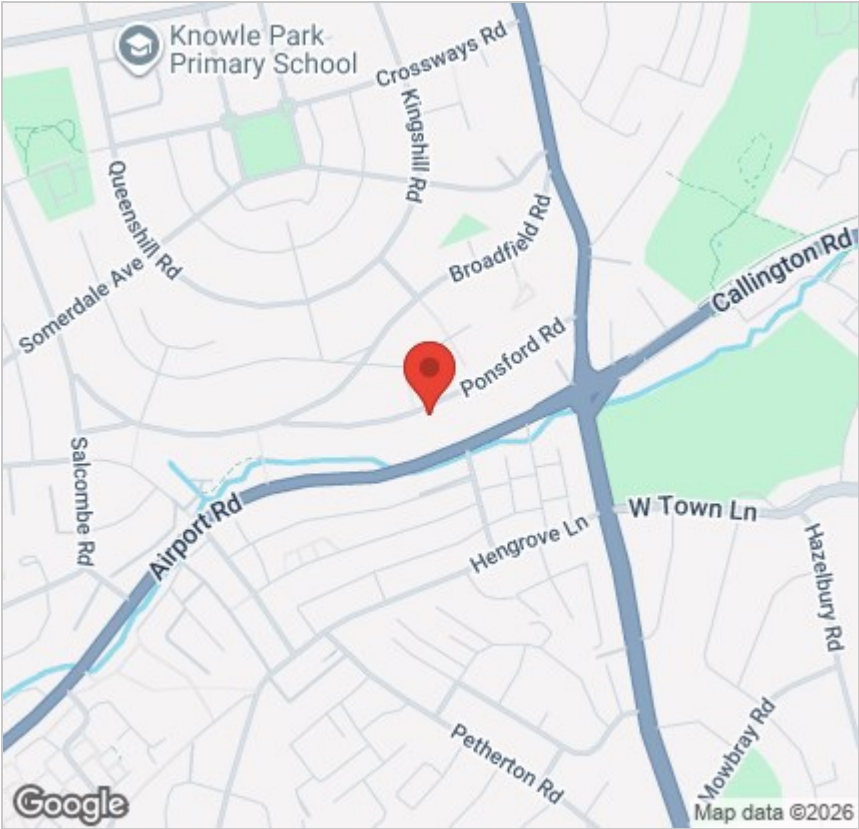
Viewing

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

