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87 Exmouth Road

Knowle, Bristol, BS4 1BD

Asking Price £300,000

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Fantastic opportunity to purchase this well presented, 3 bedroom family home in Knowle, ideally situated for local bus routes, convenience shops, local primary/nursery school and with further community amenities practically on your doorstep.

The property itself boasts modern fitments and briefly comprises of an entrance porch, lounge, modern fitted kitchen/dining room and bathroom to the ground floor with three double bedrooms, the master with an en suite shower room to the first floor. Outside the property benefits from a sunny aspect rear garden, with covered decking next to the house, patio, lawn, shed and to the rear of the garden a further raised seating area. The garden is also accessible via a shared alleyway from the front of the property. The front garden it is mainly laid to gavel which is currently being used for a parking space.

** Please note the curb would need to be dropped for it to become an official parking space**

Call today for a viewing.

Porch

Lounge
16'11" x 13'4" (5.16 x 4.08)

Kitchen/Dining room
11'8" x 9'10" (3.58 x 3.01)

Bathroom
9'6" x 4'7" (2.92 x 1.41)

Bedroom One
13'10" x 10'2" (4.23 x 3.12)

Ensuite
6'6" x 5'10" (2.00 x 1.80)

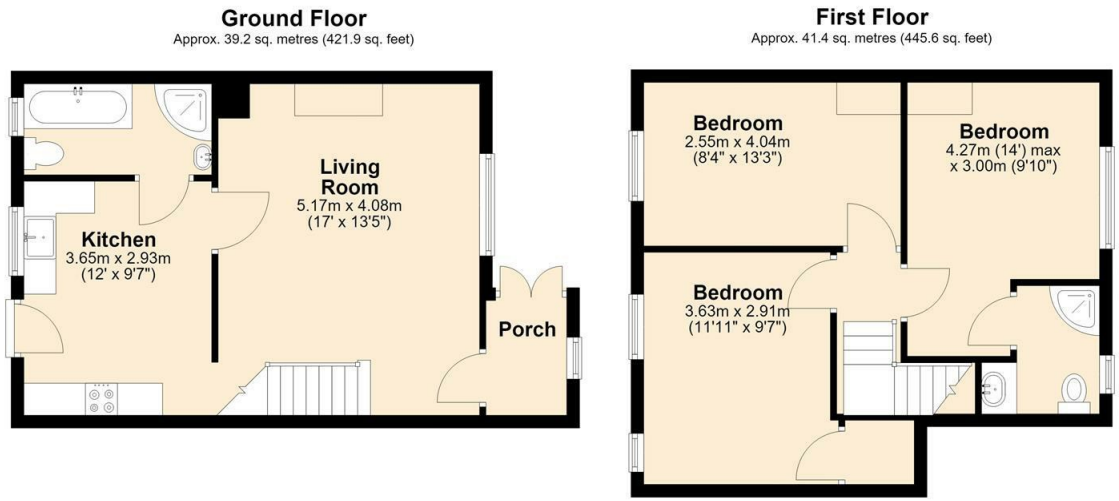
Bedroom Two
13'5" x 8'4" (4.09 x 2.55)

Bedroom Three
8'9" x 9'10" (2.69 x 3.02)

Loft/office/storage
18'0" x 11'6" (5.5 x 3.51)

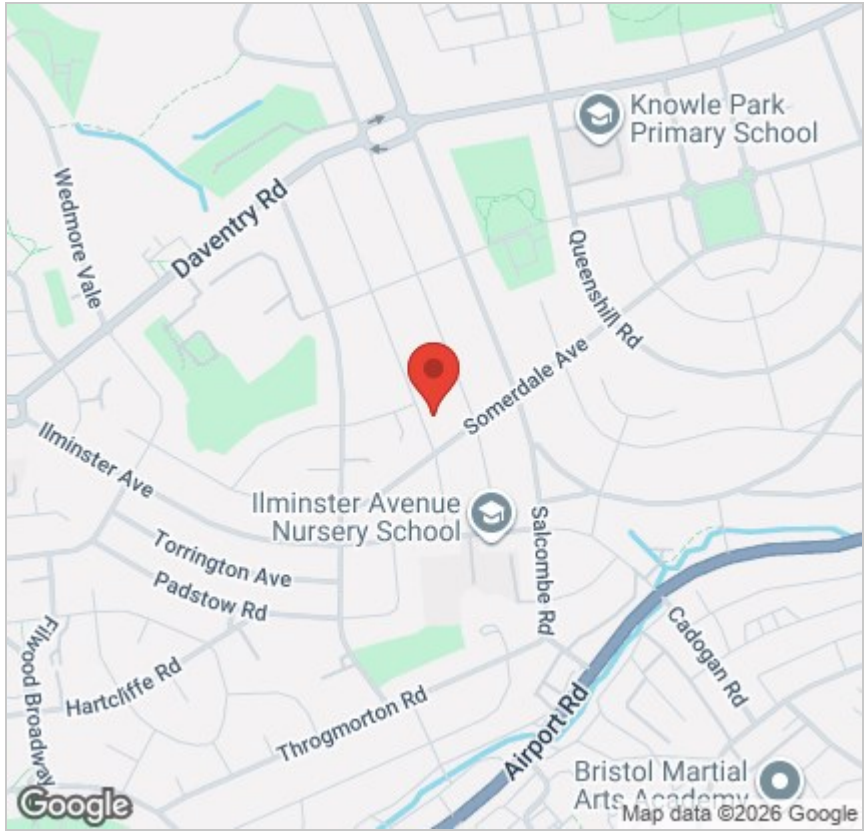
Covered decking area 5.40 x 2.50

Floor Plan

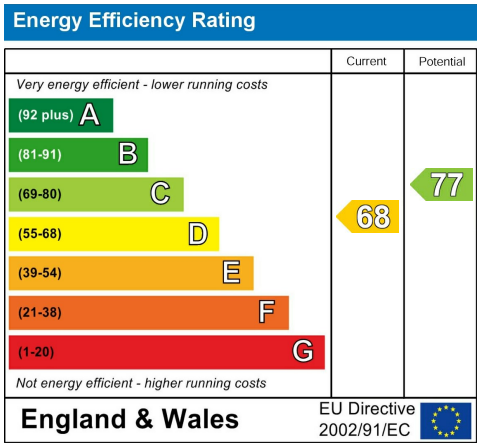


Total area: approx. 80.6 sq. metres (867.5 sq. feet)

Area Map



Energy Efficiency Graph



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