



24 Donegal Road  
Knowle, Bristol, BS4 1PL

**Asking Price £267,500**



## 24 Donegal Road

Knowle, Bristol, BS4 1PL

\*\*\*\* NO CHAIN \*\*\*\* OFF STREET PARKING \*\*\*\*

Matthews and Co are pleased to offer to the market this semi detached, 3 bedroom, family home, situated on the borders of Lower Knowle and Bedminster. The location is perfect for access to Bedminster, Knowle, the City Centre & Bristol Airport and benefits from local amenities and the nearby Oasis Marksbury Road Primary School and Medical Practise close to hand as well. For those looking for green spaces to explore the Northern Slopes and Filwood Greenway are close by and Victoria Park is only a short walk away.

The house itself briefly comprises of a good size lounge, fitted kitchen with breakfast area, rear lobby with wc to the ground floor with three bedrooms and a shower room to the first floor. Outside to the front you are greeted with off street parking and a garden and to the rear is a great size garden with plenty of potential waiting for you to put your own stamp on it. The rear garden also backs on to Filwood Greenway.

Call today for a viewing.

Hallway  
6'3" x 5'11" (1.93 x 1.82)

Lounge  
15'10" x 12'11" (4.83m x 3.94m)

Kitchen/breakfast room  
15'10" x 7'8" (4.85 x 2.34)





Rear porch  
3'4" x 2'5" (1.04 x 0.75)

Downstairs WC  
4'2" x 2'9" (1.28 x 0.84)

Landing  
6'7" x 6'6" (2.02 x 1.99)

Bedroom One  
12'10" x 11'0" (3.93 x 3.36)

Bedroom Two  
11'10" x 7'7" (3.62 x 2.33)

Bedroom Three  
9'4" x 7'7" (2.85 x 2.32)

Shower room  
6'8" x 4'5" (2.04 x 1.36)



## Floor Plan



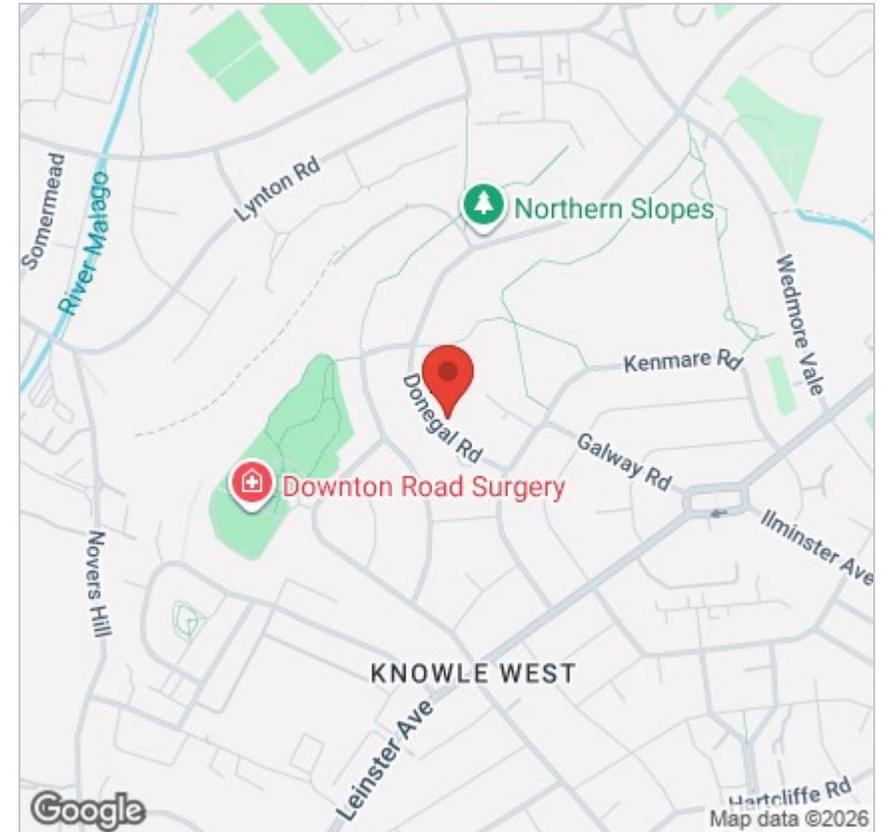
## Viewing

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 firm's 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	