



51 Kingshill Road  
, Knowle Park, Bristol, BS4 2SJ  
**Asking Price £325,000**



## 51 Kingshill Road

, Knowle Park, Bristol, BS4 2SJ

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

Set in the ever popular Knowle Park, is this well presented, 3 bedroom, terraced property, situated just off the A37 Wells Road with Knowle Cricket Clubs Grounds at the end of the road. This well maintained home is sure to appeal to a wide range of buyers with its close proximity to many local amenities, shops, Redcatch Park and Knowle Park Primary School and boasts the great addition of a conservatory affording the house great, sociable living space.

The property itself briefly comprises of an entrance hallway, modern kitchen/diner, good size lounge and conservatory to the ground floor with 3 bedrooms and a bathroom to the first floor. Outside the property has a great size, enclosed rear garden incorporating a large lawn and seating areas, there is alley way access from the front of the property and all important off street parking.

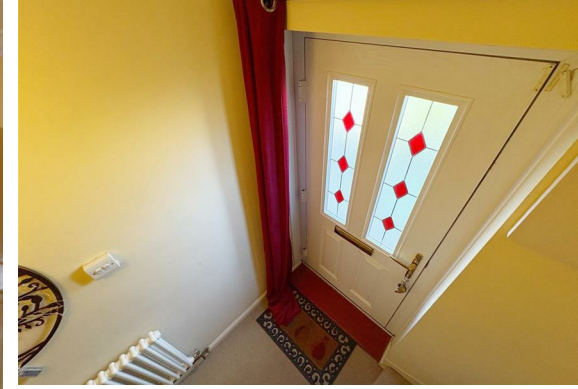
\*Some photos shown are from before the current tenant moved in, they will have moved out by 8th April 2026 .\*

Call today for a viewing

**Entrance**

**Hallway**  
11'9" x 6'2" (3.57 x 1.87)

**Kitchen/dining room**  
11'0" x 10'10" (3.36 x 3.29)





Lounge  
17'3" x 10'8" (5.26 x 3.24)

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Conservatory  
9'5" x 9'3" (2.87 x 2.82)

Landing

Bedroom one  
13'4" x 11'3" (4.06 x 3.43)

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Bedroom two  
10'9" x 10'3" (3.28 x 3.13)

Bedroom three  
10'9" x 6'8" (3.27 x 2.04)

Bathroom  
7'10" x 8'0" (2.40 x 2.45)

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Outside to front

Outside to rear

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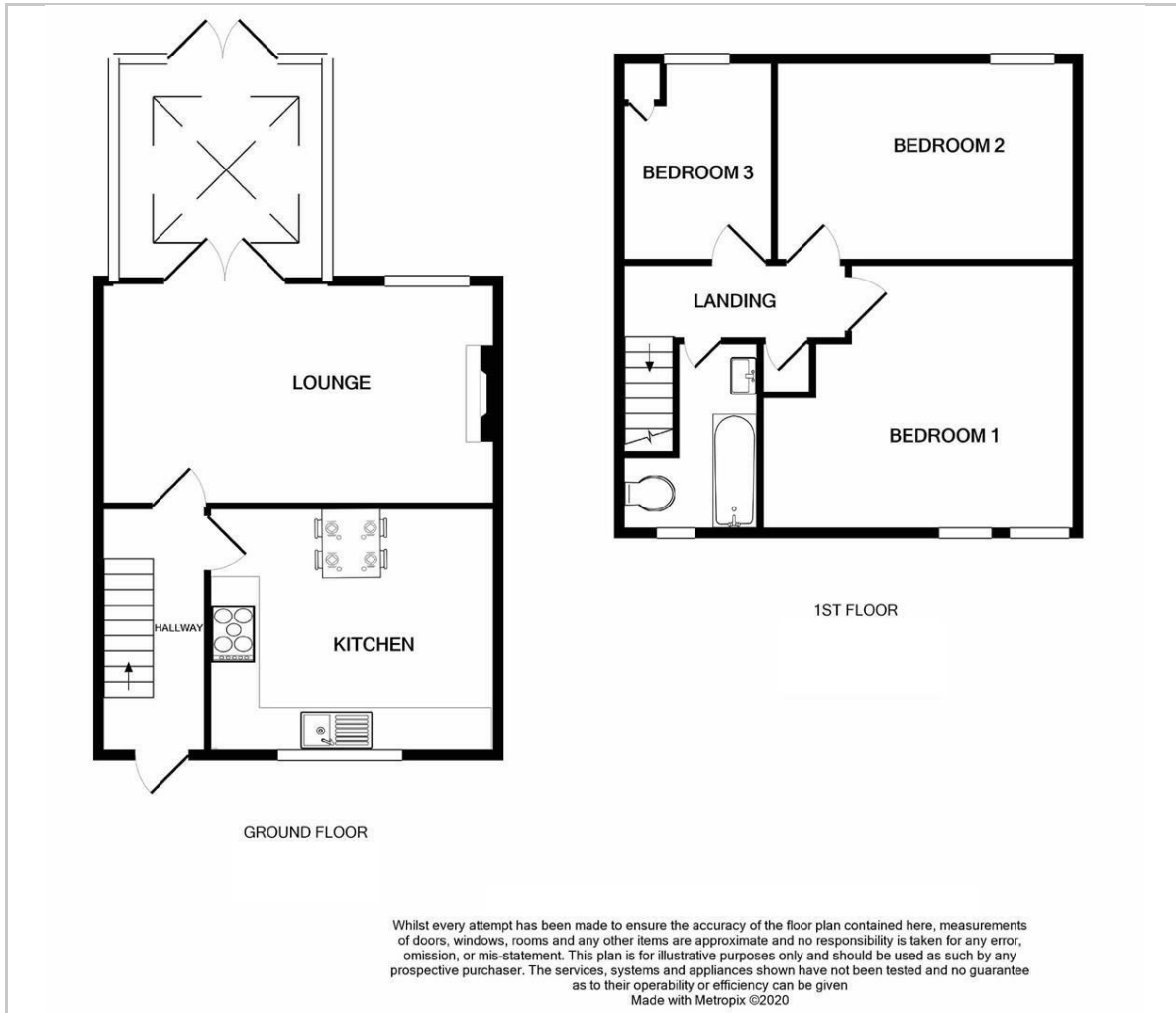
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Kingshill Road



## Floor Plan



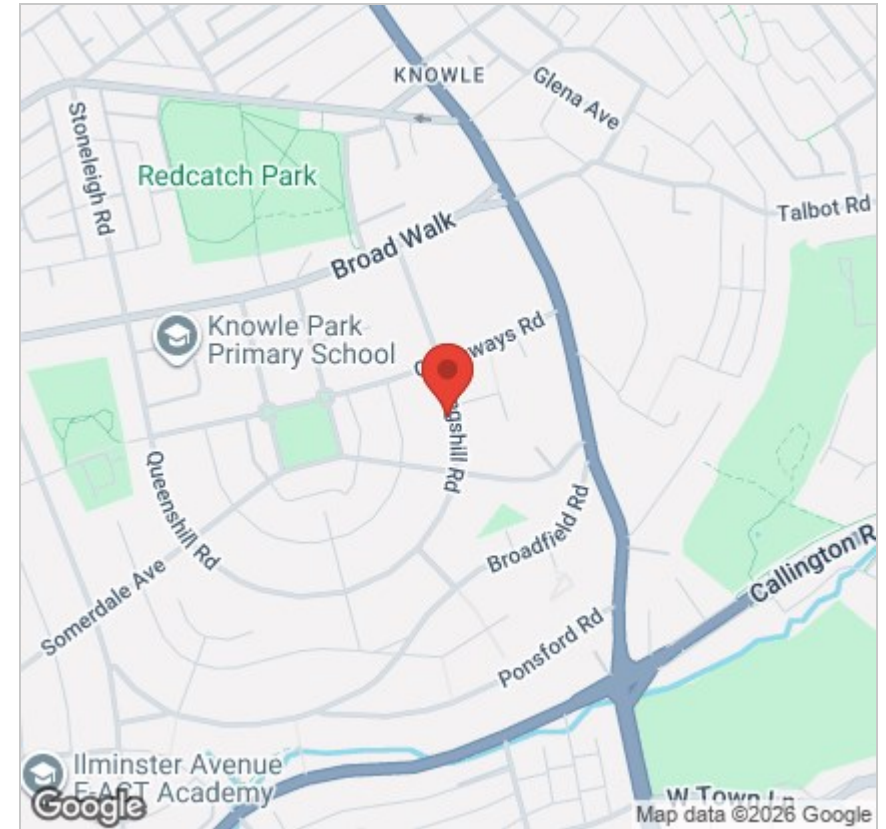
## Viewing

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

