



21 Hardwick Close  
Brislington, Bristol, BS4 4NL  
**Asking Price £385,000**



## 21 Hardwick Close

Brislington, Bristol, BS4 4NL

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

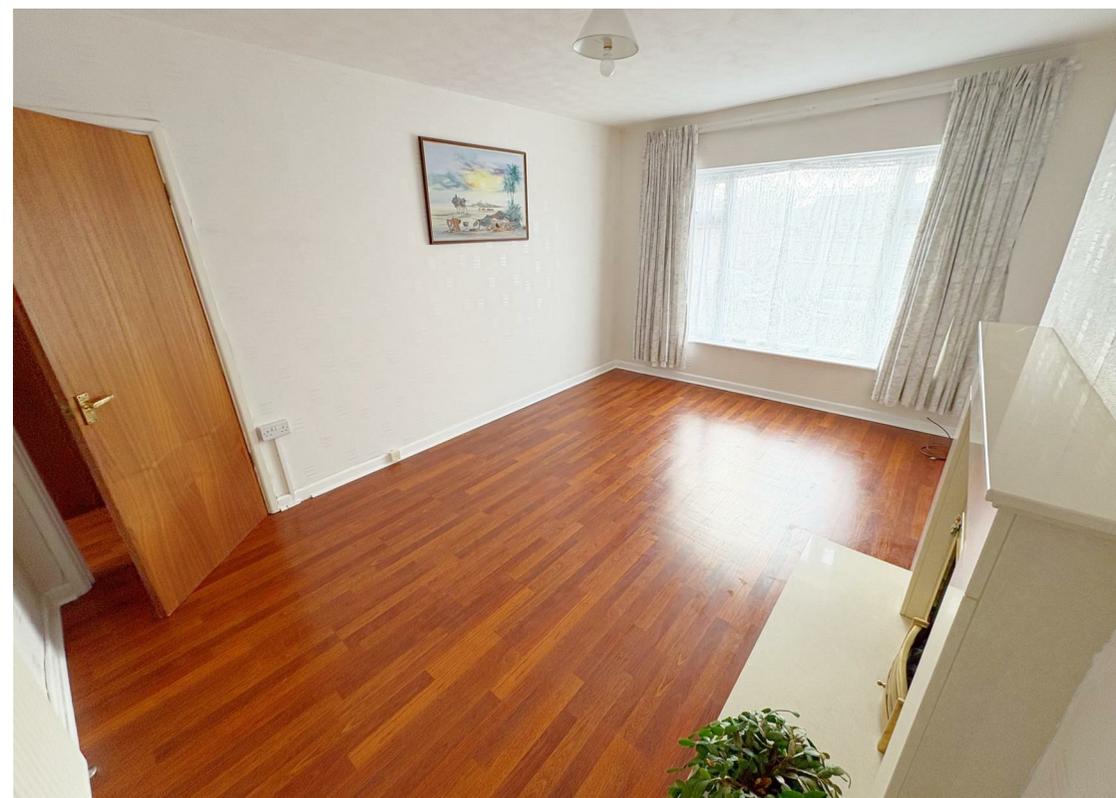
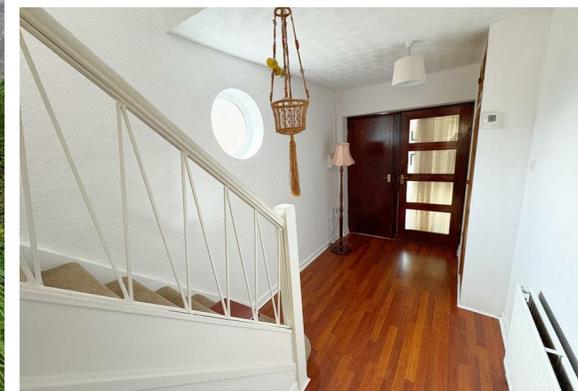
Matthews and Co are delighted to bring to the sales market this elevated 4 bedroom end of terrace family home, ideally situated for great access to the A4 Bath Road, located just a couple of roads away with many shops, green spaces, schools, bus routes and the amenities of both Brislington & Broomhill close to hand as well.

The house itself is sure to appeal to a variety of purchasers especially first-time buyers, families and investors. The living accommodation briefly comprises of a useful entrance porch, great size lounge, dining room, modern kitchen and wc on the ground floor. To the first floor, there are three bedrooms and a modern shower room with under floor heating, to the second floor is a generous double bedroom with the added bonus of a wc.

Externally, the property has a sunny aspect rear garden with a lower patio area with steps leading up to a large paved area and lawn with rear access leading to the single garage in a block and the added bonus of a parking space to the right hand side of the garage block. To the front the garden is elevated from street level with a large paved area with planted borders.

Call today to book your viewing.

**Entrance Porch**  
4'6" x 4'6" (1.39m x 1.38m)





Hallway  
15'1" x 6'11" (4.60m x 2.12m)

W.C  
4'5" x 2'9" (1.36m x 0.84m)

Lounge  
15'0" x 11'4" (4.59m x 3.47m)

Dining Room  
11'0" x 8'1" (3.36m x 2.48m)

Kitchen  
10'3" x 10'1" (3.13m x 3.08m)

Landing  
10'10" x 6'11" (3.32m x 2.13m)

Bedroom One  
12'8" x 8'5" (3.88m x 2.59m)

Bedroom Two  
12'8" x 9'3" (3.88m x 2.82m)

Bedroom Three  
12'11" x 12'4" (3.95m x 3.78m)

Bedroom Four  
8'11" x 8'1" (2.74m x 2.47m)

Bathroom  
7'10" x 5'4" (2.41m x 1.65m)

Front Garden

Rear Garden

Garage

## Floor Plan



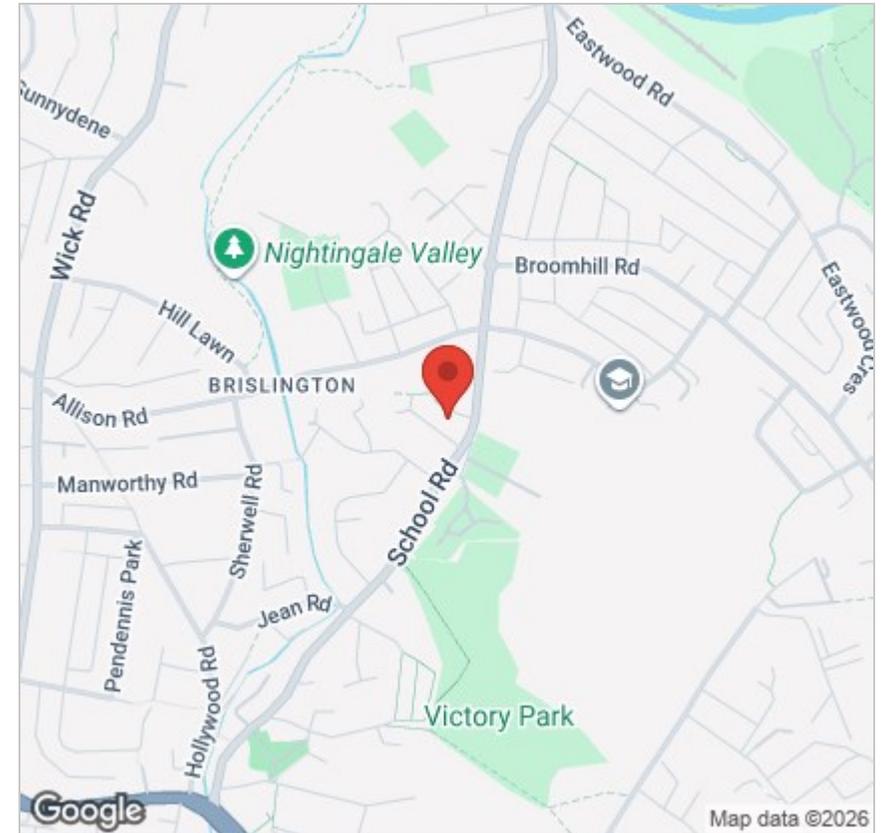
## Viewing

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

