matthews
andco.uk

Tel: 0117 971 1417 Web: www.matthewsandco.uk



38 Fitzgerald Road

Lower Knowle, Bristol, BS3 5DH

Asking Price £469,995

3 1 2 D

38 Fitzgerald Road

Lower Knowle, Bristol, BS3 5DH

Matthews and Co are delighted to bring to the sales market this 1930's, extended property in Lower Knowle, situated just off St Johns Lane. It's within walking distance of a variety of local amenities, including The Park Bakery, Victoria & Perretts Parks, local schools, amenities & eateries and it's within easy reach on foot to the city centre, Bedminster and is ideally placed for quick access to Bristol Temple Meads, the Harbourside,Bristol City Centre and the M32 for those commuting.

This fantastic, family home boasts a ground floor extension and briefly comprises of a porch, hallway, open plan lounge leading into a dining area and fitted kitchen, large utility room and wc with three bedrooms and a bathroom to the first floor. Outside the property benefits from enclosed large sunny aspect rear garden with a great size patio next to the house and a large lawn. There is certainly potential to add a garage or garden room to the rear of the garden.

Call today to arrange a viewing.

Entrance
6'1" x 2'9" (1.86m x 0.85m)

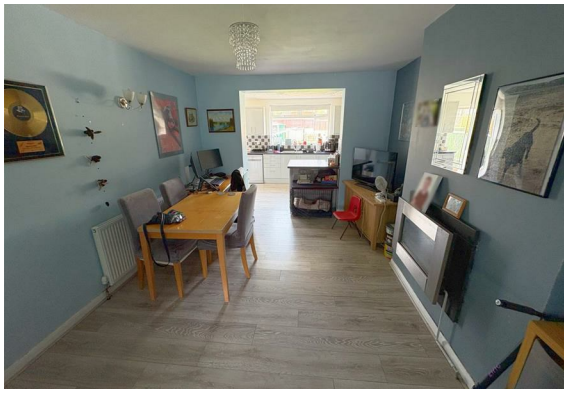
Hallway
11'3" x 6'1" (3.45m x 1.86m)

Utility Room/W.C
11'4" x 6'1" (3.47m x 1.86m)

Lounge
10'11" x 10'11" (3.34m x 3.33m)









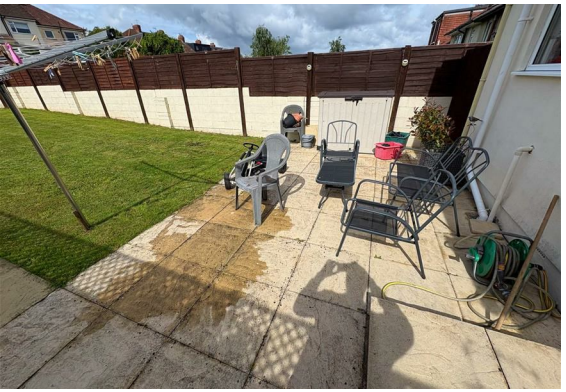
















Dining Area
14'4" x 10'11" (4.39m x 3.33m)

Kitchen
13'10" x 8'6" (4.22m x 2.61m)

Landing
9'9" x 6'3" (2.99m x 1.91m)

Bedroom One
11'3" x 12'8" (3.45m x 3.88m)

Bedroom Two
12'11" x 11'0" (3.96m x 3.36m)

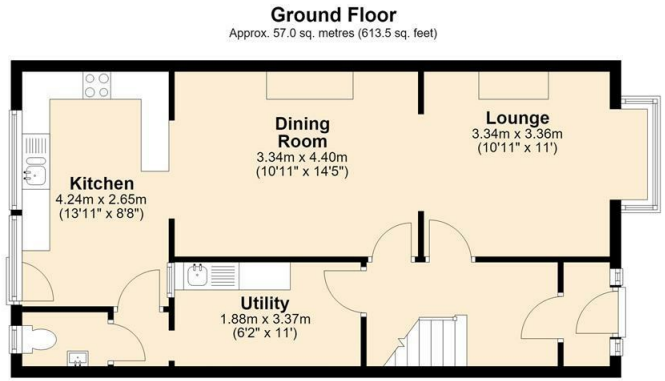
Bedroom Three
8'10" x 6'3" (2.70m x 1.91m)

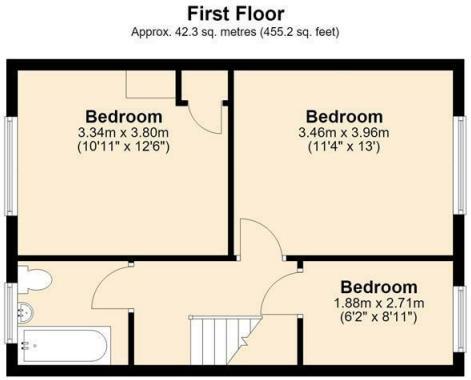
Bathroom
6'6" x 6'2" (1.99m x 1.88m)

Front Garden

Rear Garden

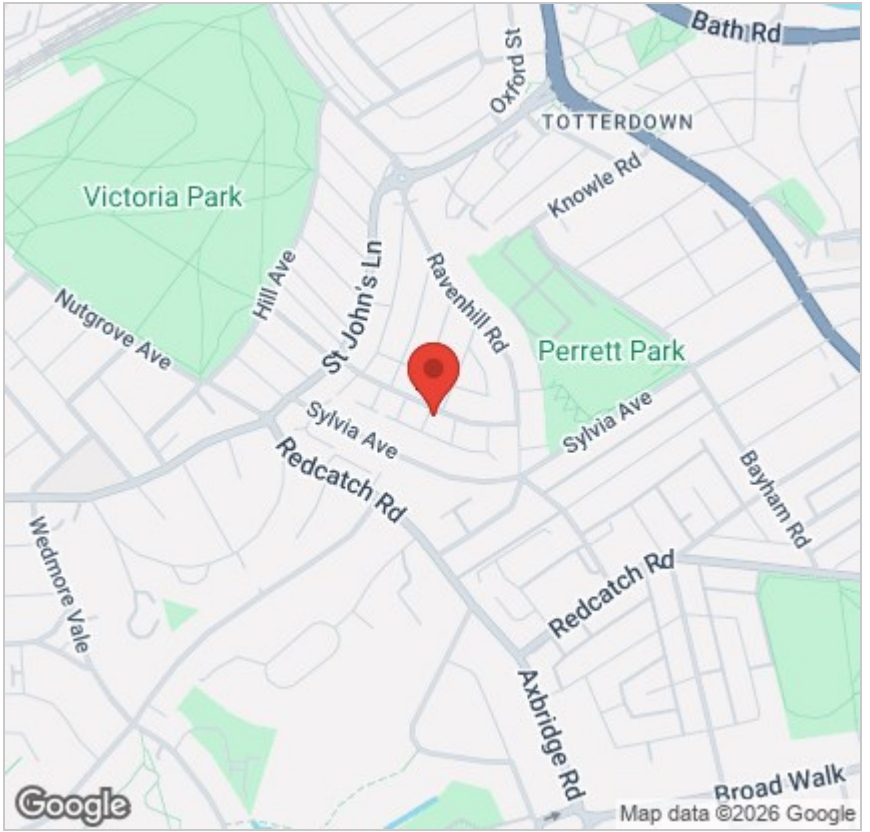
Floor Plan



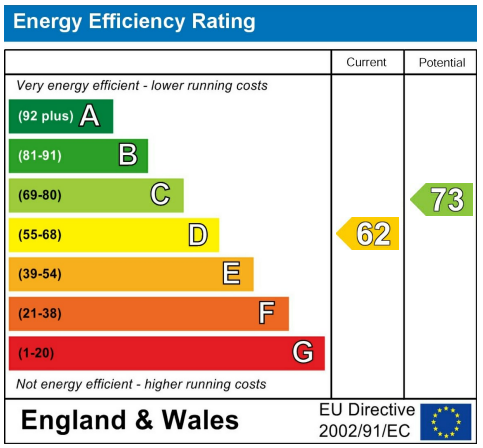


Total area: approx. 99.3 sq. metres (1068.7 sq. feet)

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.

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