



23 Conway Road
Brislington, Bristol, BS4 3RE
Asking Price £439,995



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Matthews and Co are delighted to bring to the sales market this very well presented, 3 double bedroom, period, terrace home in Brislington, in a prime cul de sac location, just off Sandy Park. There is an abundance of wonderful, local mix of independent/convenient shops, eateries and amenities on your doorstep and a choice of local primary schools very close to hand aswell. Boasting fantastic access on foot and via bus routes to Bristol City Centre and Bristol Tempe Meads Train Station, the house is sure to appeal to many types of buyers, especially families.

The property itself is well presented throughout and briefly comprises of a vestibule, hallway, bay fronted lounge, second reception room and kitchen/dining room to the ground floor, with 3 double bedrooms and a bathroom to the first floor. Outside the house benefits from a graveled front garden and to the rear is an attractive sunny aspect garden with a large patio, sweeping pathway through the lawn to the rear of the garden where you will find a second patio and the all important rear access.

Call today to arrange a viewing.

Entrance
4'5" x 2'11" (1.36m x 0.91m)

Hallway
16'10" x 5'0" (5.14m x 1.54m)

Lounge
14'10" x 11'8" (4.54m x 3.56m)





Dining Room/Bedroom
12'2" x 9'7" (3.72m x 2.94m)

Kitchen/Breakfast
24'2" x 9'4" (7.37m x 2.86m)

Landing
17'8" x 4'10"x (5.40m x 1.49x)

Bedroom One
14'10" x 13'10" (4.53m x 4.24m)

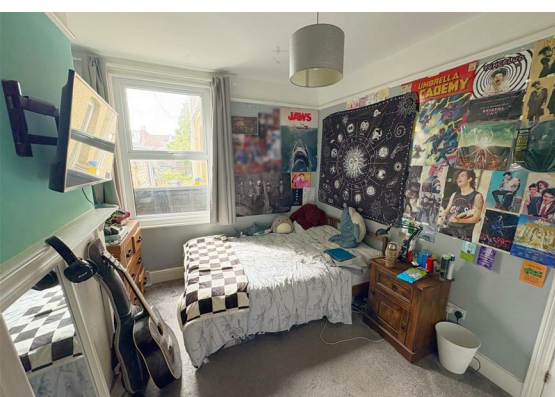
Bedroom Two
12'2" x 9'9" (3.73m x 2.98m)

Bedroom Three
9'4" x 6'4" (2.86m x 1.95m)

Bathroom
6'1" x 4'11" (1.87m x 1.52m)

Front Garden

Rear Garden



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.

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298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

