



## 36A Greenmore Road

Upper Knowle, Bristol, BS4 2LE

Asking Price £300,000



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

Matthews and Co are delighted to bring to the sales market this 2 bedroom end of terrace property boasting the all important OFF STREET PARKING. Situated in one of Bristol's most sought after locations of Upper Knowle, with Arnos Vale just a couple of roads away and within walking distance of Bristol Temple Meads Train Station and the City Centre via either the A4 Bath or A37 Wells Roads (with their many eateries, shops and amenities).

The property comprises of a hallway leading on to the lounge/dining room, with a corridor leading onto the kitchen, and a downstairs wc. Upstairs is a great size double bedroom with built in wardrobe, a single bedroom and a great size 4 piece bathroom. Outside to the rear is a decked garden with access to a locked alleyway to the rear.

Call today to arrange a viewing.



## Entrance

Hallway 6'10" x 6'10" (2.10m x 2.10m)

W.C 5'10" x 3'2" (1.80m x 0.97m)

Lounge 15'9" x 11'0" (4.82m x 3.37m)

Breakfast Area/Kitchen 19'9" x 6'9" (6.02m x 2.06m)

Landing 7'2" x 7'0" (2.19m x 2.14m)

Bedroom One 11'2" x 10'6" (3.42m x 3.22m)

Bedroom Two 12'6" x 7'1" (3.83m x 2.18m)

Bathroom 11'6" x 9'7" (3.52m x 2.93m)

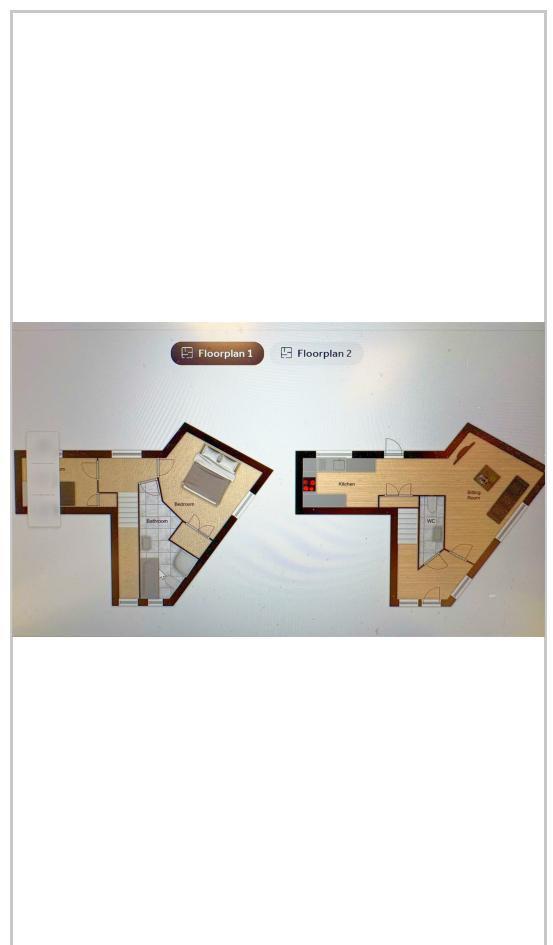
Front Garden

Rear Garden

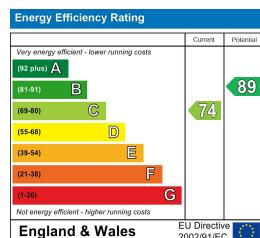
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.