



9 Selworthy Road
Upper Knowle, Bristol, BS4 2LF
Asking Price £640,000



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Simply stunning 4 bedroom period, terrace property in Upper Knowle. Situated within close proximity of both the Bath and Wells Roads with their many shops, community amenities, eateries & parks and a 30/40 minute walk to the city centre, this Victorian home is very well presented throughout and enjoys a great size garden and views to the rear.

This Late-Victorian property in Selworthy Road has been a much loved and improved home by the current owners boasting well-presented accommodation spanning three floors and briefly comprising of a welcoming entrance hallway with understairs storage, bay fronted lounge leading into the dining area with patio doors onto the garden, kitchen, great size utility room and WC to the ground floor with three bedrooms and a bathroom to the first floor and a master bedroom with far reaching views across Brislington. Outside the property benefits from a great sized immaculately presented enclosed rear garden with rear access, two patios, planted borders and a lawned area. To the front the garden boasts a tiled pathway and is laid to slate.

Call today for a viewing.

Hallway
24'9" x 5'4" (7.55 x 1.64)

Lounge area
14'9" x 12'4" (4.52 x 3.78)





Dining area
12'9" x 11'3" (3.91 x 3.45)

Kitchen
13'10" x 9'10" (4.22 x 3.02)

Utility room
10'1" x 9'8" (3.09 x 2.96)

Downstairs wc
3'8" x 3'4" (1.12 x 1.02)

Landing
12'10" x 5'6" (3.92 x 1.68)

Bedroom One
17'2" x 14'8" (5.25 x 4.48)

Bedroom Two
12'10" x 10'0" (3.92 x 3.06)

Bedroom Three
4.18 x 2.51 (1.22m.5.49m x
0.61m.15.54m)

Bathroom
6'5" x 6'4" (1.97 x 1.94)

Second floor landing
5'3" x 2'8" (1.62 x 0.83)

Master bedroom Four
19'5" x 13'6" (5.92 x 4.12)



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

