



28 Priory Road

Knowle, Bristol, BS4 2NL

**Asking Price £450,000**



## 28 Priory Road

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Matthews and Co are delighted to bring to the sales market this 3 bedroom Victorian terrace situated on a tree lined street in one of Bristol's most sought after locations of Knowle, with Redcatch Park only a short walk, Arnos Vale just a couple of streets away and The Knowle pub literally around the corner. Also 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 briefly consists of a vestibule, lounge, second reception room, breakfast room leading onto the kitchen to the ground floor, upstairs is a large bay fronted bedroom with a further two double bedrooms and family bathroom.

Outside the property benefits from a pretty, enclosed rear garden with a patio, separate seating area, borders, large shed and the all important gated rear access. To the front is a pretty garden with tiled pathway to the front door.

Call today to arrange your viewing.

Entrance

Hallway

Lounge  
14'8" x 12'5" (4.49m x 3.80m)

Dining Room  
16'9" x 10'5" (5.13m x 3.19m)





Breakfast Room  
8'11" x 8'9" (2.74m x 2.67m)

Kitchen  
8'9" x 8'5" (2.67m x 2.58m)

Landing

Bedroom One  
15'11" x 14'7" (4.86m x 4.46m)

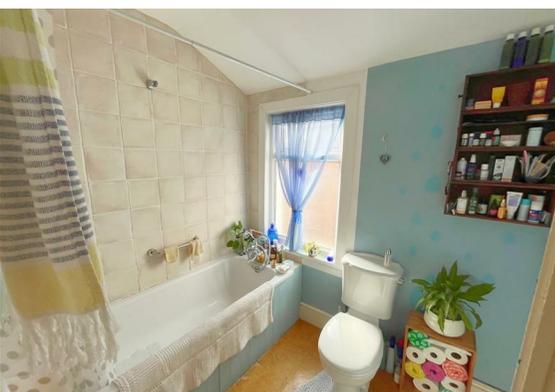
Bedroom Two  
12'1" x 10'3" (3.69m x 3.13m)

Bedroom Three  
10'7" x 8'9" (3.25m x 2.68m)

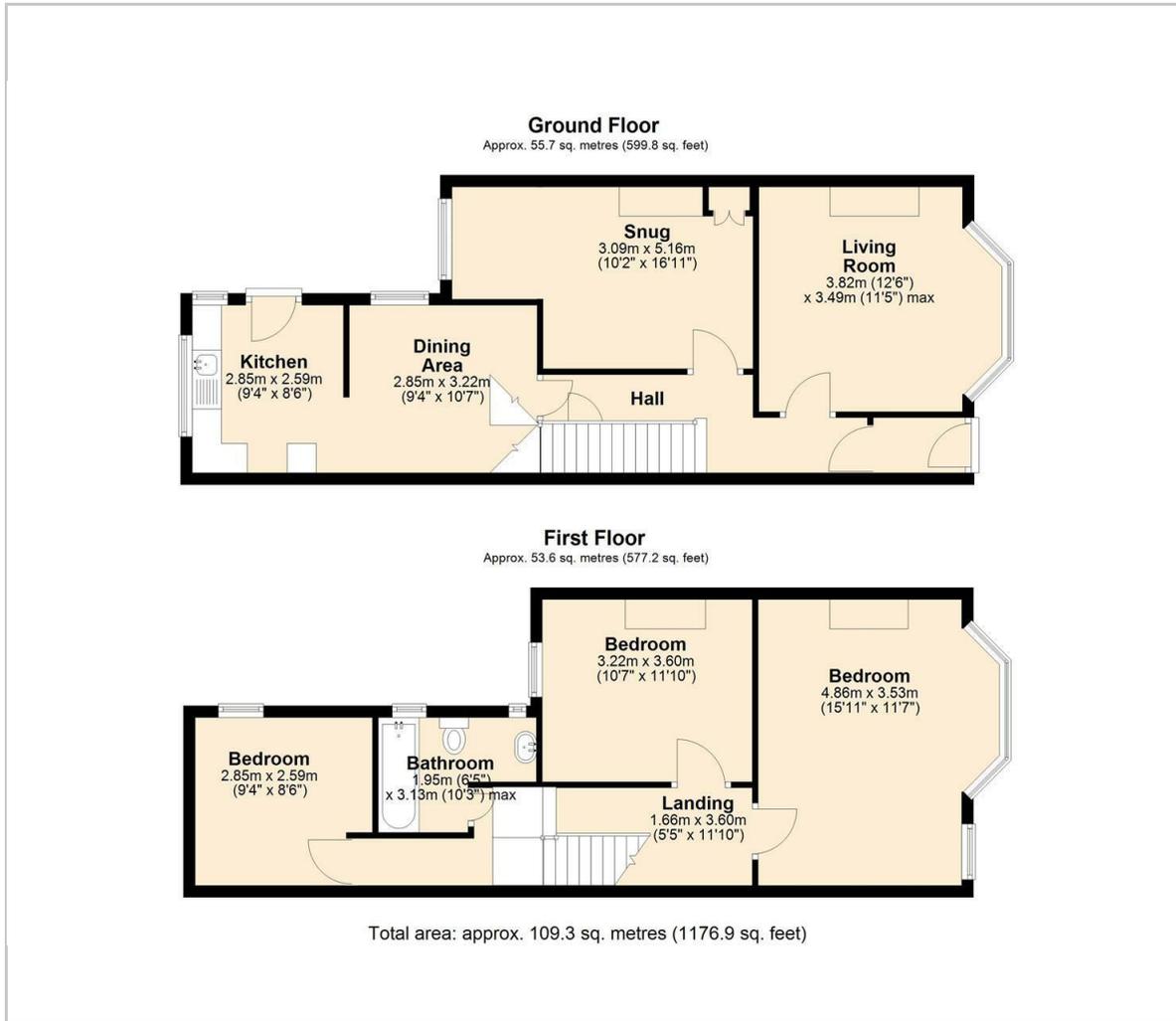
Bathroom  
8'10" x 6'0" (2.70m x 1.85m)

Front Garden

Rear Garden



## Floor Plan



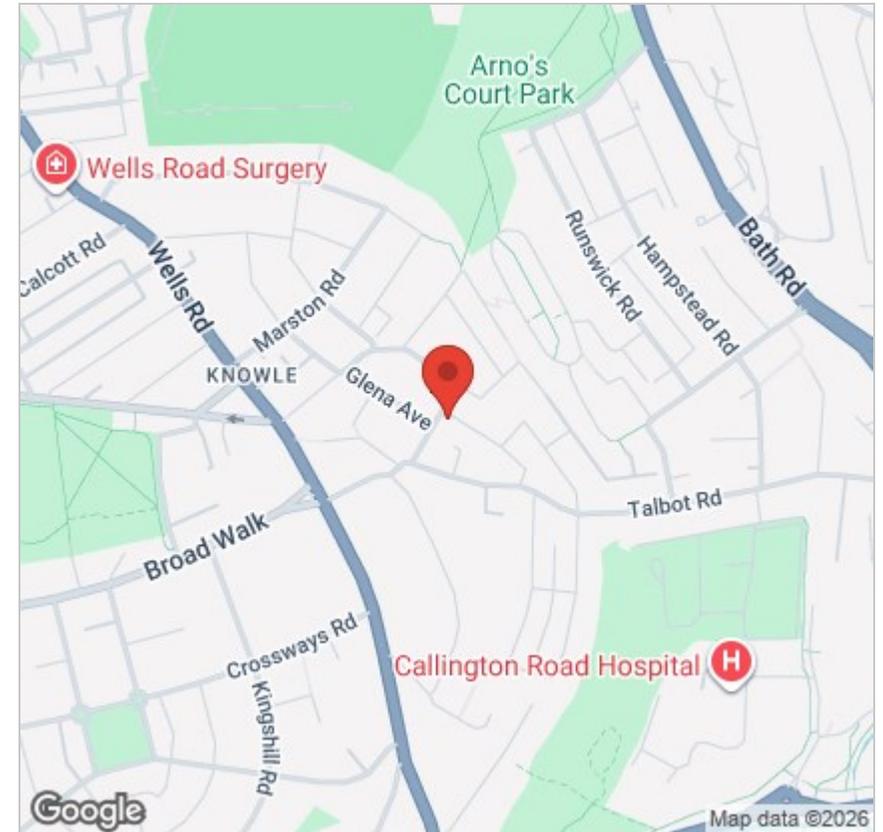
## Viewing

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

