



66 Ponsford Road, Bristol , BS4 2UR

£325,000

- NO ONWARD CHAIN!
- Sitting Room & Separate Dining/Play Room
- Conservatory
- Upstairs Bathroom
- 1930's Family Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Downstairs Shower Room
- Sizeable Garden
- Energy Rating - D

An EXTENDED semi-detached family home occupying an elevated position on this popular residential street in Knowle Park. This property comprises of an entrance hall, a great sized sitting room, a separate dining / play room, a light and airy kitchen with storage under the stairs, a conservatory and a handy shower room. Upstairs, there are three bedrooms and a family bathroom. Outside there is a tiered paved front garden, and a sizeable rear garden which is made up of a decked area and lawn and benefitting from side access.

The location is ideal for families, with Ilminster Avenue Nursery and Knowle Park Primary School within easy walking distance, along with the everyday conveniences of Broadwalk Shopping Centre. The nearby Redcatch Park offers green open space, play areas, and a strong sense of community, making this a wonderful place to put down roots.

An early appointment to view is thoroughly recommended to fully appreciate & secure!

SITTING ROOM 45'11" x 26'2" max x 32'9" x 32'9" (14'08 max x 10'10)

DINING/PLAY ROOM 11'04 x 10'07 (3.45m x 3.23m)

KITCHEN/BREAKFAST ROOM 23'07 x 6'03 (7.19m x 1.91m)

CONSERVATORY 8'11 x 8'09 (2.72m x 2.67m)

DOWNSTAIRS W/C 8'05 x 2'07 (2.57m x 0.79m)

BEDROOM ONE 13'09 max x 10'11 (4.19m max x 3.33m)

BEDROOM TWO 10'05 max x 10'08 (3.18m max x 3.25m)

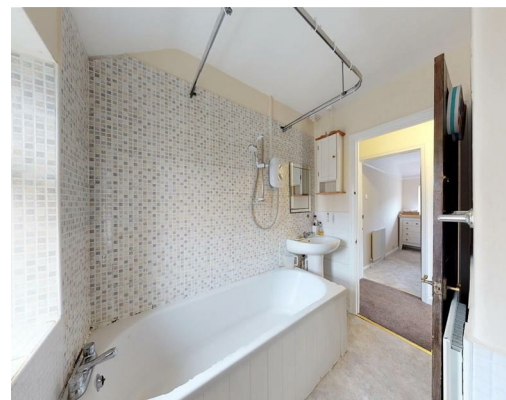
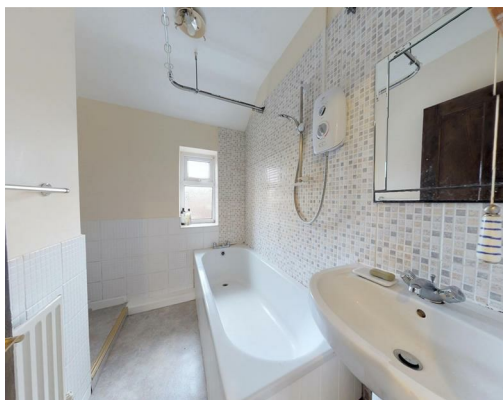
BEDROOM THREE 10'11 x 7'03 (3.33m x 2.21m)

BATHROOM 7'07 x 7'04 (2.31m x 2.24m)

TENURE - FREEHOLD

COUNCIL TAX BAND - B

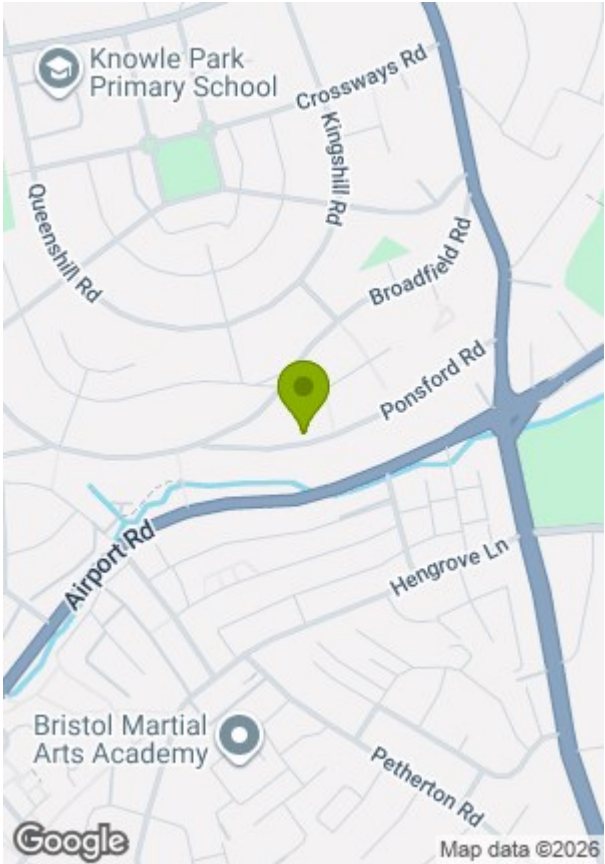




Approx Gross Internal Floor Area: 91 sq. m / 979.5 sq. ft



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		81
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		58
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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