



92 Salcombe Road, Bristol, BS4 1AA

Guide Price £279,000

Eveleighs are delighted to present this well maintained terrace house for sale, ideally situated on Salcombe Road in Knowle with the local amenities & shops of Broadwalk close to hand and with local schools and bus routes nearby. The house comprises boasts three bedrooms, two of which are doubles and the third being a comfortable single room. The modern kitchen is a real highlight, having been recently refitted, and provides ample storage, plenty of worktop space and integrated appliances including a double oven, induction hob and fridge/freezer, making fabulous space for cooking and entertaining. The property also features a great sized sitting room which opens through to a conservatory, with direct garden access. Outside the garden is well sized and enclosed giving a great feeling of privacy. With combination gas central heating, double glazing and driveway parking to add to the list, this is a fabulous opportunity for those seeking a well cared for home in a convenient location.

Entrance Porch

Hall



Sitting Room

16'5 x 14'10 max (5.00m x 4.52m max)



Conservatory

9'2 x 10'5 (2.79m x 3.18m)



Kitchen

16'2 x 7'10 max (4.93m x 2.39m max)



Landing



Bedroom One

11'3 x 7'11 (3.43m x 2.41m)



Bedroom Two

8'3 x 8'2 (2.51m x 2.49m)



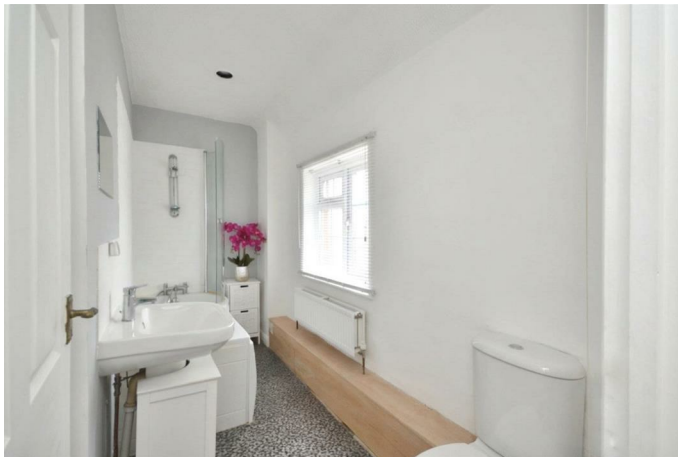
Bedroom Three

7'9 x 8'1 (2.36m x 2.46m)



Bathroom

5'6 x 11'4 (1.68m x 3.45m)

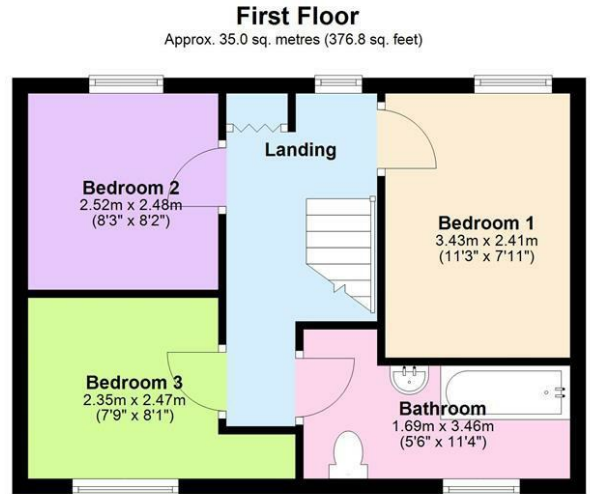
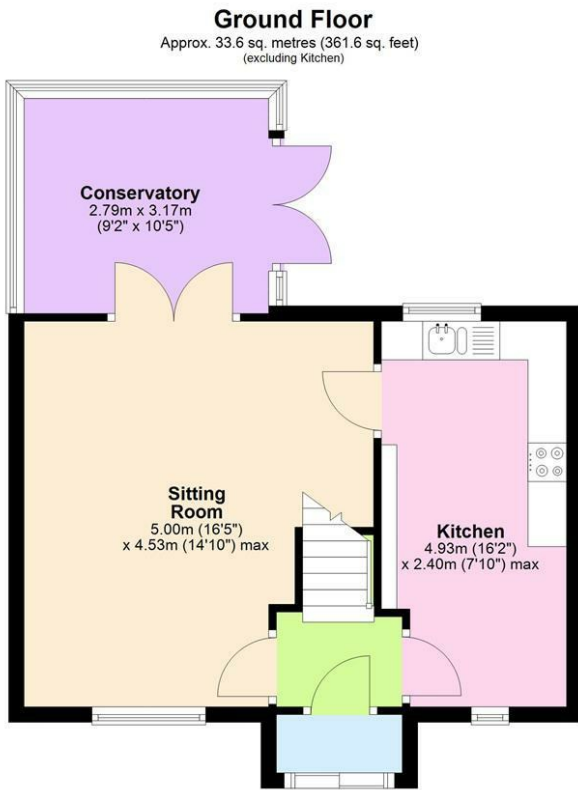


Rear Garden



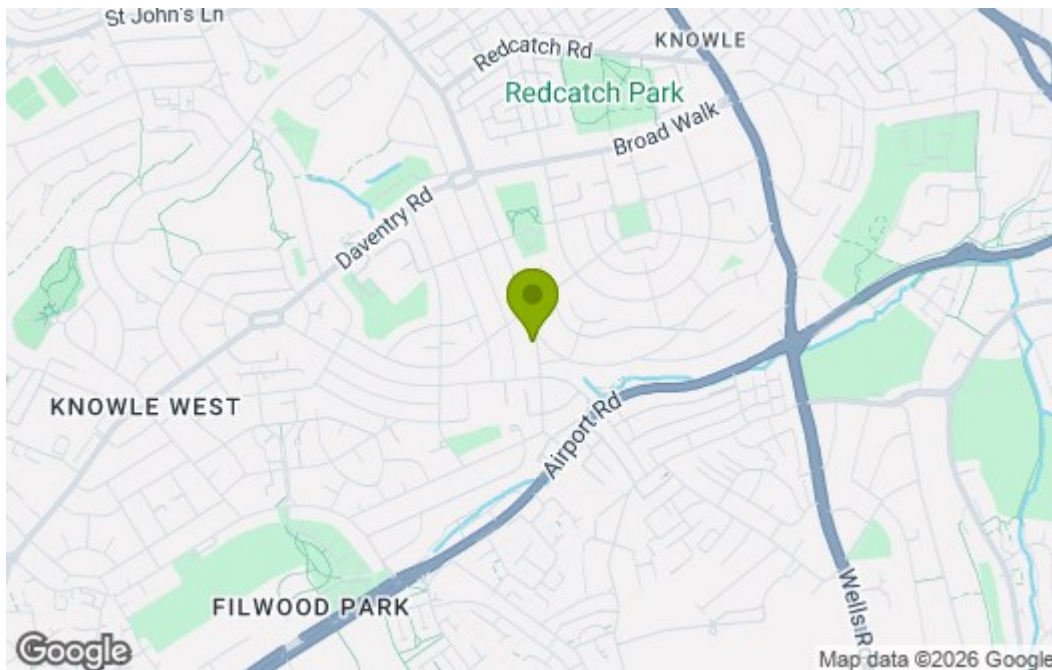
Rear Elevation

Floor Plan



Total area: approx. 68.6 sq. metres (738.3 sq. feet)
92 Salcombe Road, Bristol

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Vary energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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