GREENWOODS
property centre

SALES
LETTINGS
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Draydon Road, Knowle **£275,000**

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- **Energy Rating - D**
- **NO ONWARD CHAIN**
- **Close To Local Amenities**
- **Enclosed Rear Garden**
- **Three Bedroom Semi Detached Home**
- **South Facing Garden**
- **Off Street Parking**
- **Front & Rear Garden**

A well-presented three-bedroom semi-detached home situated on the popular Draydon Road in Knowle. The property is ideally located close to local schools, shops, and amenities, with the MetroBus nearby providing easy access across Bristol.

The accommodation comprises an entrance hall, sitting room, kitchen/breakfast room with fitted oven and hob, and a cloakroom on the ground floor. Upstairs, there are three bedrooms and a modern bathroom with a shower over the bath.

Externally, the property benefits from large front and rear gardens, with the south-facing rear garden mainly laid to patio and lawn, along with a storage shed that can also be opened up to create an entertaining space. Further benefits include off-street parking, gas central heating, and double glazing throughout.

Offered to the market with NO ONWARD CHAIN, this property would make a fantastic first-time purchase.

Living Room 13'5" max x 13'2" max (4.10 max x 4.03 max)

Kitchen 14'4" x 7'9" (4.39 x 2.37)

Ground Floor Cloakroom

Bedroom One 12'4" x 9'4" (3.76 x 2.85)

Bedroom Two 10'4" x 8'9" (3.16 x 2.67)

Bedroom Three 9'1" x 7'10" (2.79 x 2.39)

Bathroom 6'11" x 4'5" (2.11 x 1.36)

Tenure - Freehold

Council Tax Band - B

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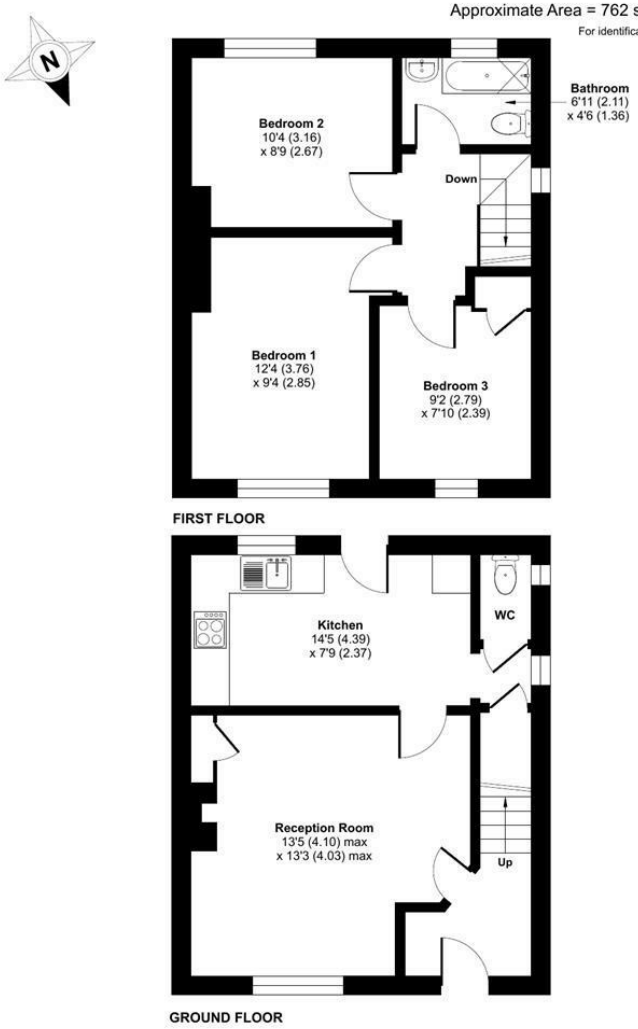
Draydon Road, Bristol, BS4

Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwoods Property Centre. REF: 1457232

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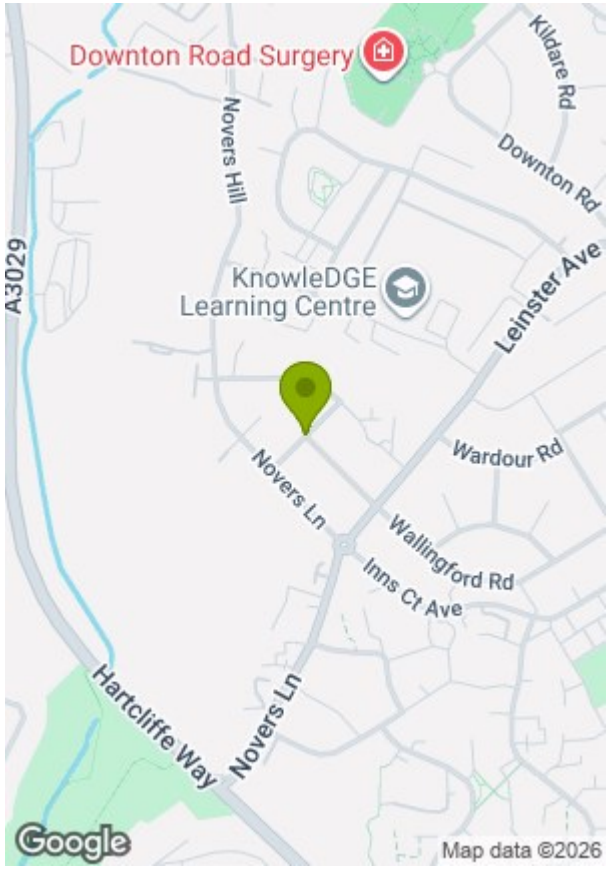

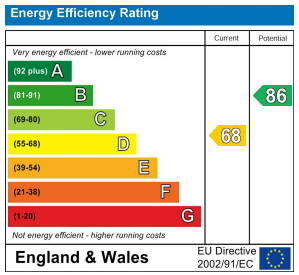

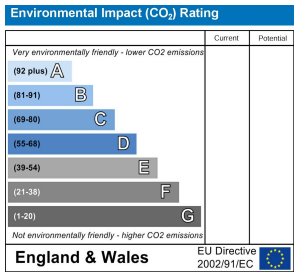

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