



- **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

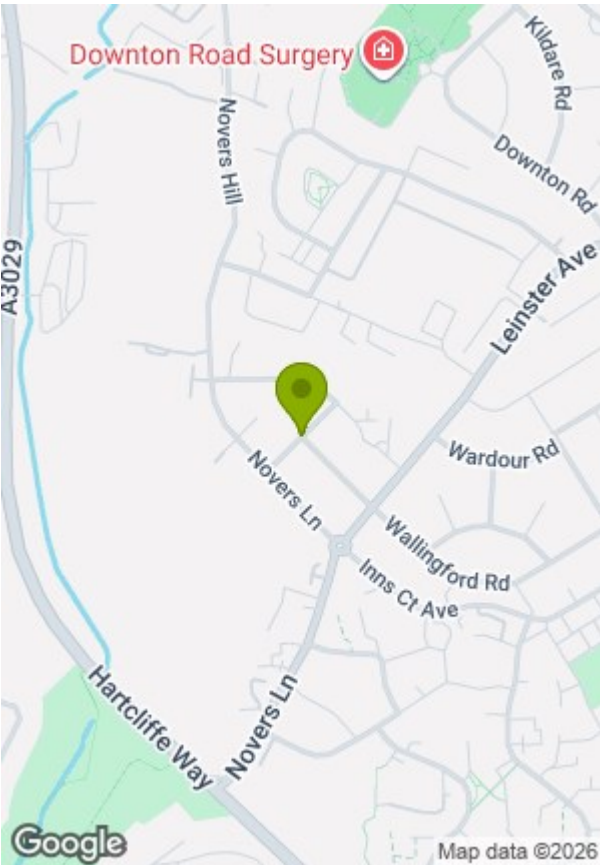
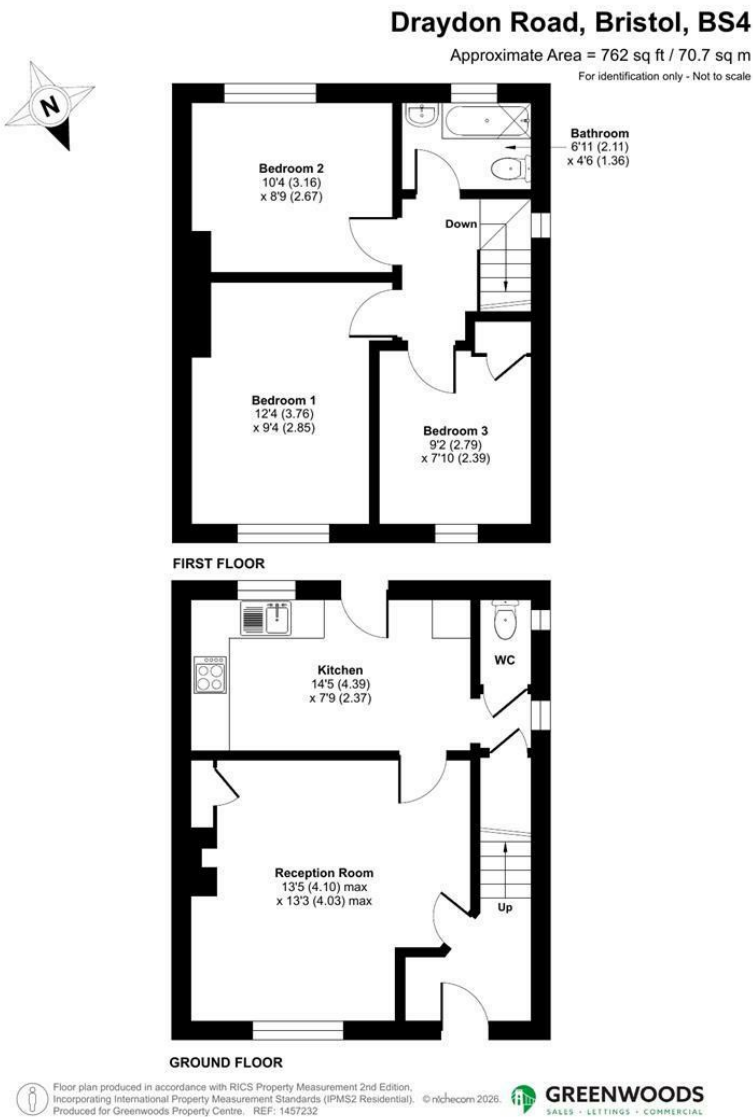
Council Tax Band - B











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		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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