



Melbury Road, Knowle

£410,000

- **1930's Terrace Family Home**
- **Sitting / Dining Room**
- **Extended Kitchen**
- **Pretty Rear Garden**
- **NO ONWARD CHAIN**

- **Three Bedrooms**
- **Conservatory**
- **Stylish Bathroom**
- **Garage**
- **Energy Rating - C**

A charming 1930s terrace home, offered to the market chain free, and ideally suited to a growing family. The property is situated on a desirable and peaceful road in Upper Knowle, offering well-proportioned accommodation together with excellent potential for further enhancement.

The property is entered via a welcoming hallway, leading through to a bright and airy sitting/dining room. The sitting room benefits from an attractive bay window, flooding the space with natural light, while the dining area features a second bay window and French doors opening into the conservatory. The conservatory, in turn, leads through to the extended kitchen, creating a practical and sociable flow between the living spaces.

Upstairs, there are two generous double bedrooms, a further single bedroom and a stylish family bathroom, complete with a walk-in double shower.

There is also exciting potential to convert the loft to create an additional room, subject to the necessary local authority consents.

Outside, the property enjoys a generous rear garden, providing an excellent space for entertaining friends and family, relaxing outdoors, or for children to enjoy. Vehicle access is available via a private lane, which leads to the property's garage.

Overall, this is a well-positioned family home offering a combination of character, versatile living accommodation, a good-sized garden and scope for future improvement.

Redcatch Park and Community Garden, Perretts Park and Arnos Vale Cemetery and Victoria Park are all a short walk from the house, providing brilliant open spaces with beautiful views over Bristol. The area is easily commutable with Bristol City Centre and Temple Meads Station being approximately a 30 minute walk. The area also has lots of amenities on the doorstep with bars, cafes and restaurants such as Fox & West, Smoke Box, Acapella and the award-winning Bank all being located on Wells Road.

Sitting Room 11'10 x 10'5 into bay (3.61m x 3.18m into bay)

Dining Room 13'2 into bay x 11'10 (4.01m into bay x 3.61m)

Conservatory 9'7 x 9'1 (2.92m x 2.77m)

Kitchen 17'5 x 8'4 (5.31m x 2.54m)

Bedroom One 13'9 into bay x 11'8 (4.19m into bay x 3.56m)

Bedroom Two 13'1 into bay x 11'9 max (3.99m into bay x 3.58m max)

Bedroom Three 8'2 x 7'9 (2.49m x 2.36m)

Shower Room 8'7 x 8'2 (2.62m x 2.49m)

Tenure - Freehold

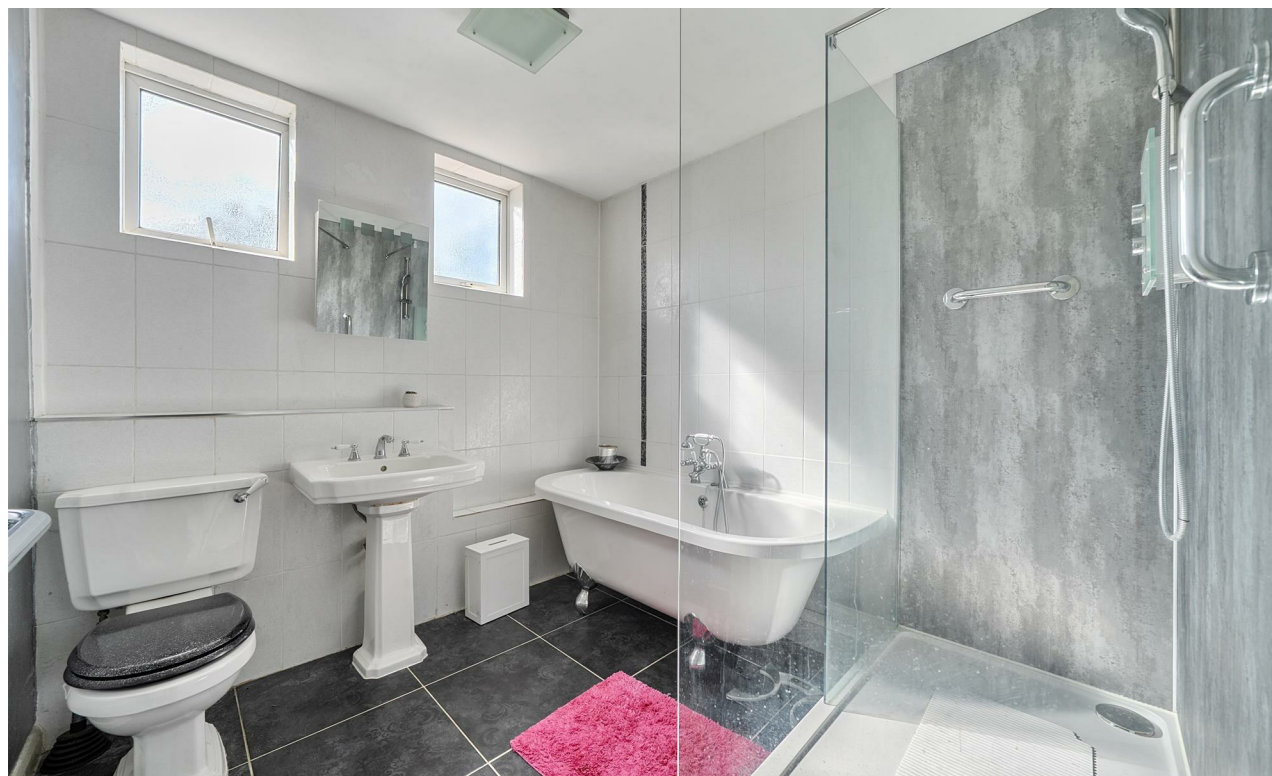
Council Tax Band - C







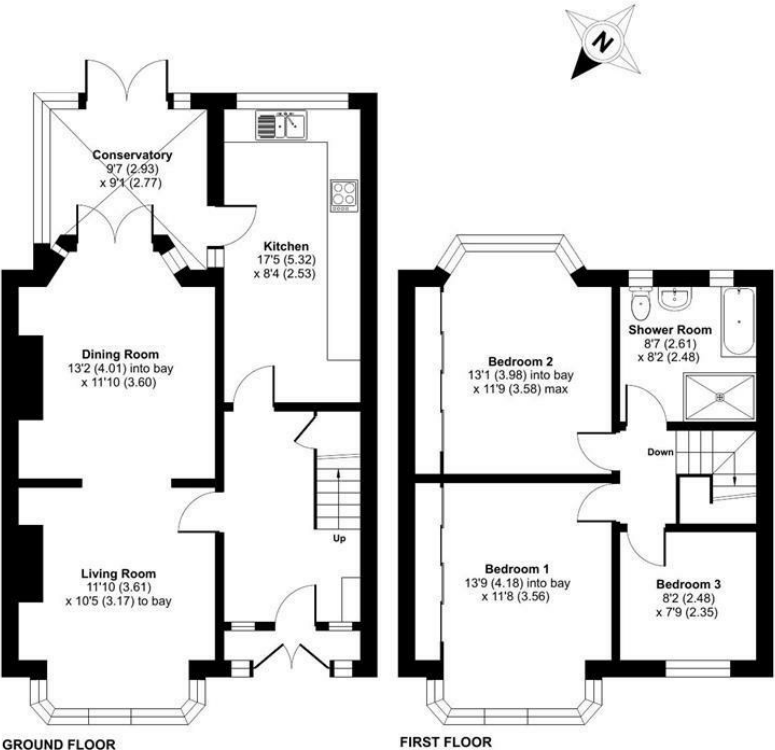




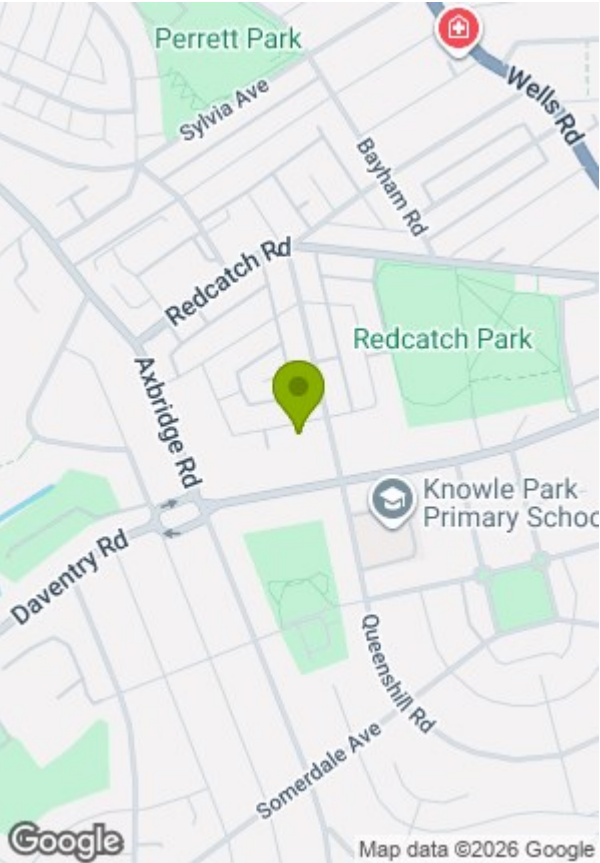


Melbury Road, Knowle, Bristol, BS4

Approximate Area = 1182 sq ft / 109.8 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 Greenwood's Property Centre. REF: 1523244



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.