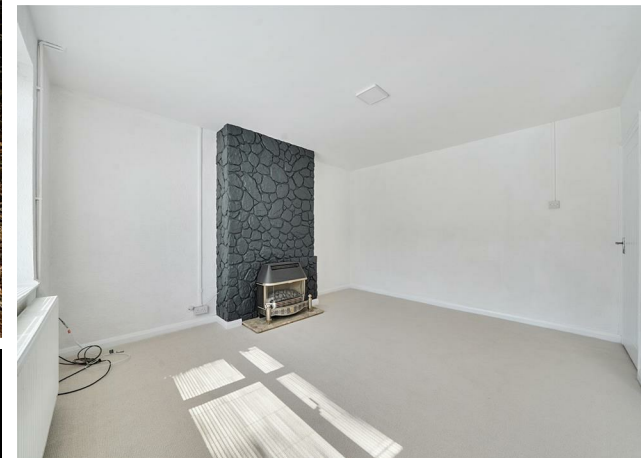




Crossways Road, Knowle Park

£370,000

- **NO ONWARD CHAIN**
- **Three Bedroom & Extended**
- **Private Rear Garden**
- **Popular Location**

- **REFURBISHED THROUGHOUT**
- **Double Driveway**
- **Semi Detached**
- **EPC Rating - D**

This three-bedroom home is situated in one of the more popular areas of Knowle Park with “NO ONWARD CHAIN”. Desirable for first-time buyers and families alike, with easy access to local amenities, including schools and green spaces.

This property has recently been refurbished, including a full rewire and updated kitchen and bathroom, providing a fresh and modern feel throughout.

Upon entry, the hallway leads to a large family living space spanning over 25ft, which could be converted back into two separate rooms, potentially creating a ground-floor fourth bedroom if required.

The kitchen offers ample workspace and storage, with a window to the rear allowing plenty of natural light.

Leading on from the kitchen is the extension, traditionally used as a dining room but more recently as a playroom. With French doors opening onto the rear garden, this versatile space could suit a variety of needs.

Completing the ground floor is a newly fitted three-piece bathroom with electric shower.

Upstairs are three bedrooms, two of which are generous doubles (13ft+ wide). The third bedroom would lend itself nicely to a single bedroom, nursery or home office.

Externally, there is a driveway offering off-road parking for two cars.

There is access to the rear garden via a secure side door. The garden comprises a paved patio immediately to the rear of the property, leading onto a lawned area surrounded by plenty of greenery, including trees, plants and flowers.

Bedroom One 13'5" x 13'0" (4.09 x 3.97)

Bedroom Two 12'11" x 7'9" (3.96 x 2.37)

Bedroom Three 10'1" x 8'2" (3.08 x 2.49)

Reception Room One 13'5" x 11'10" (4.1 x 3.63)

Reception Room Two 12'0" x 9'10" (3.66 x 3.01)

Extension 11'10" x 10'1" (3.61 x 3.09)

Kitchen 13'0" x 7'7" (3.98 x 2.33)

Bathroom 7'3" x 4'5" (2.22 x 1.35)

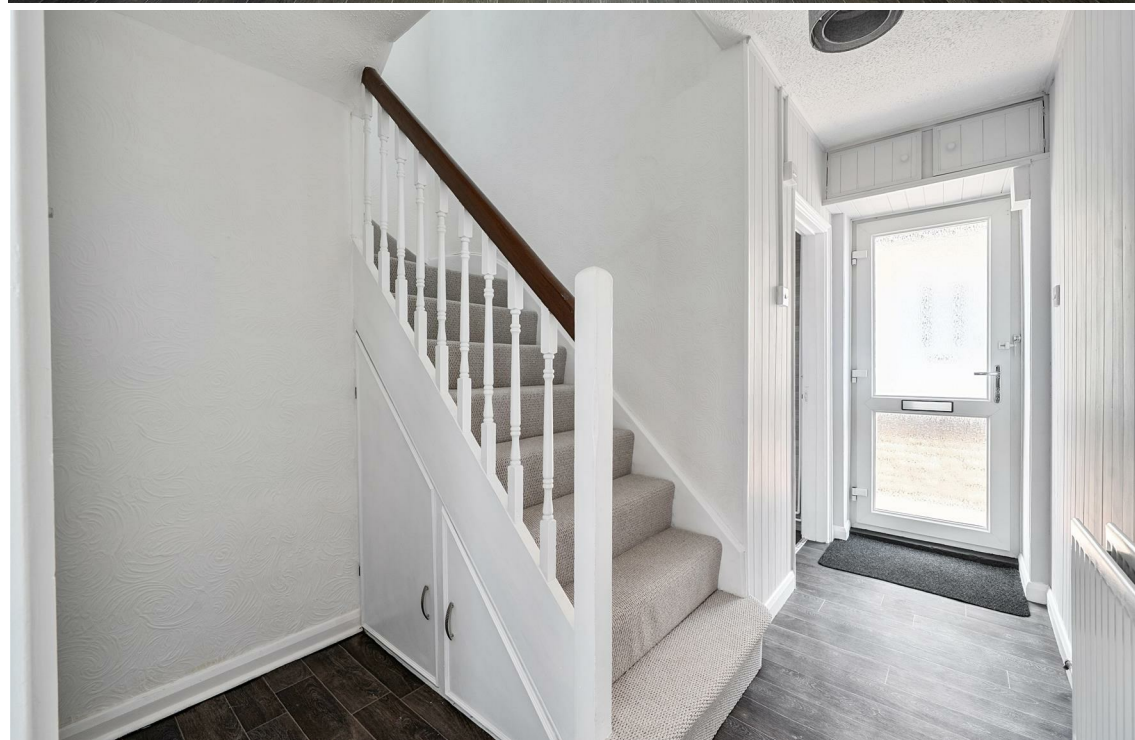
Tenure - Freehold

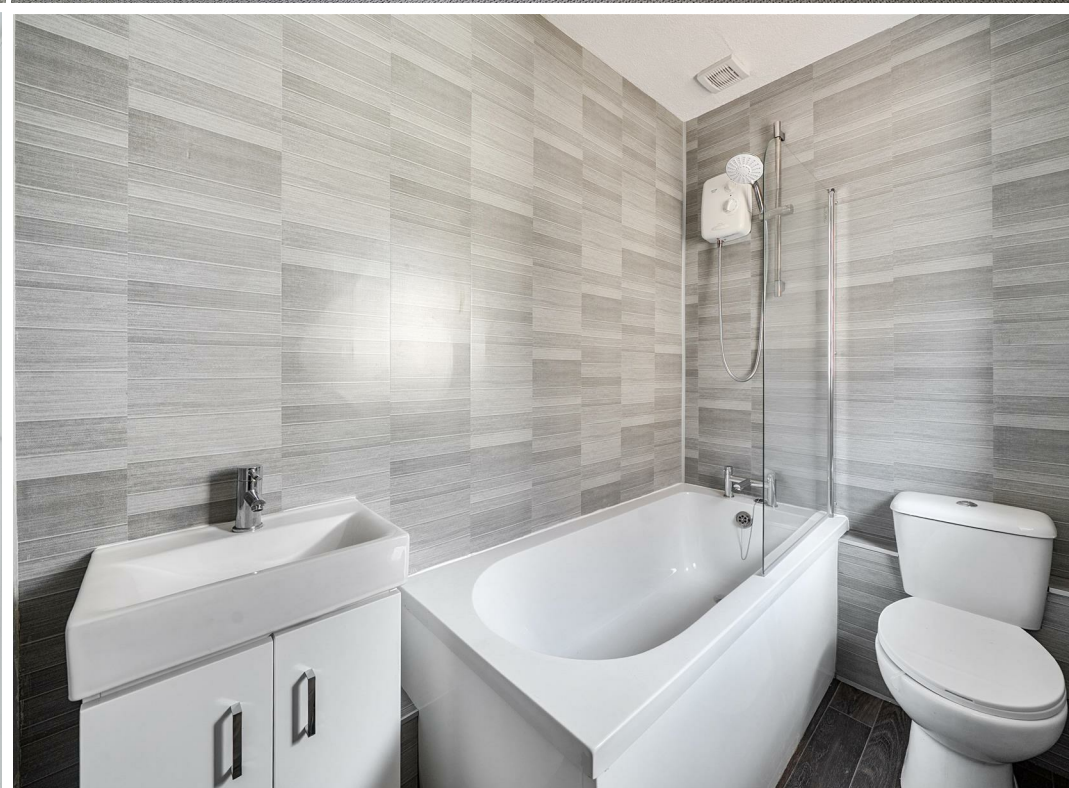
EPC - D

Council Tax Band - B







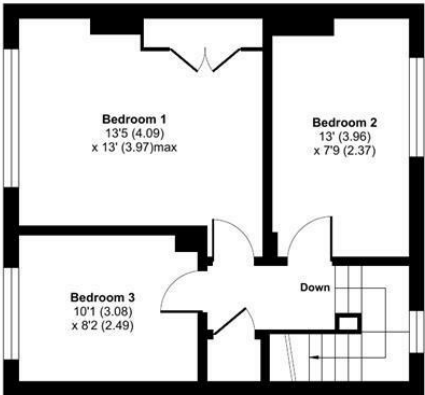




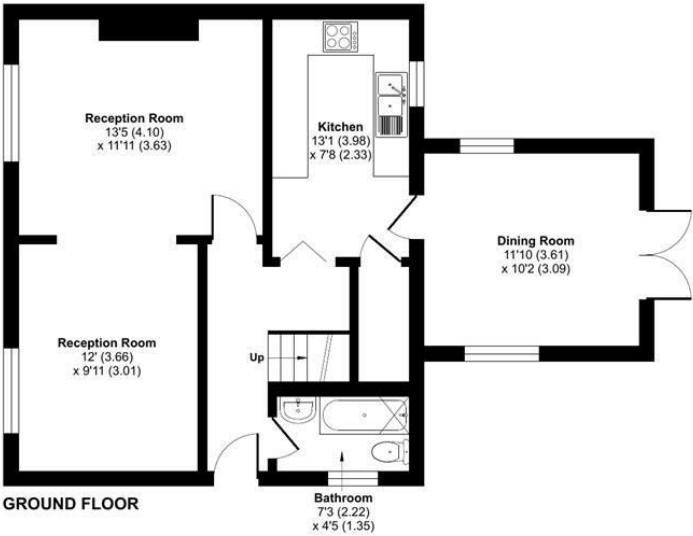


Crossways Road, Bristol, BS4

Approximate Area = 1099 sq ft / 102.1 sq m
For identification only - Not to scale



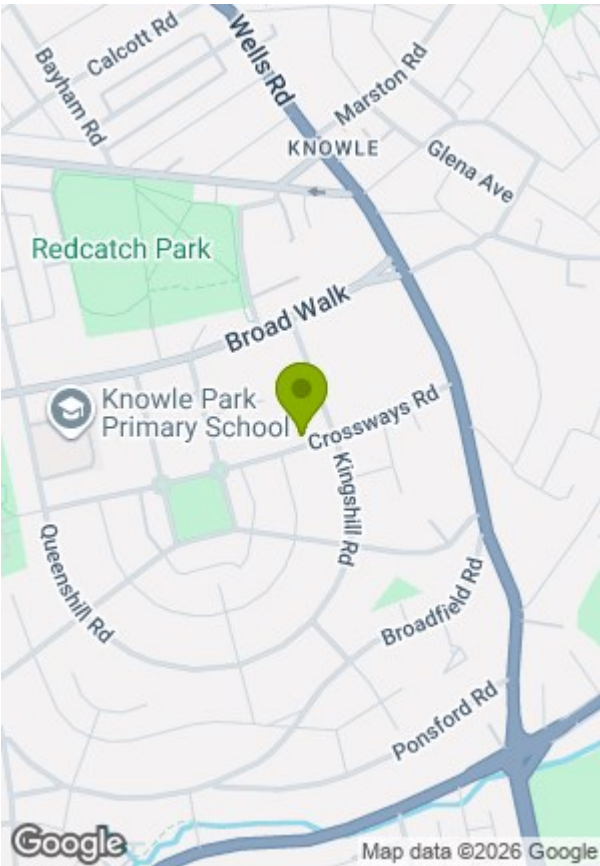
FIRST FLOOR



GROUND FLOOR

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: 1302841

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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		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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