



- **Energy Rating - E**
- **Utility**
- **Light & Airy Throughout**
- **Gas Central Heating & UPVC Double Glazing**
- **Close To Local Amenities**

- **Three Bedroom End Terrace Home**
- **Ground Floor Cloakroom**
- **Dining Room Connected To Kitchen/Breakfast Room**
- **French Doors Leading To Rear Garden**
- **Double Bay Fronted Windows**

Conveniently located just a short walk from Wells Road, the property enjoys easy access to an array of local amenities including Fox & West Deli, Acapella, Southside Bar and the recently opened Bruhaha Bar, serving local craft beers. It is also on the doorstep of the beautiful Arnos Vale Cemetery – 45 acres of green space in the heart of Bristol – along with a choice of nearby parks. The highly regarded Knowle Pub is also within walking distance, popular for its community feel and Sunday lunches.

You are welcomed into the property via a vestibule, leading into the entrance hall with space for coats and shoes. The hallway provides access to the ground floor accommodation.

To the left is the spacious living room, featuring a classic bay window that fills the room with natural light, along with an iron-faced fireplace.

The dining room offers a fantastic space for entertaining and flows into the contemporary kitchen, fitted with solid wood worktops and a breakfast bar. A bright seating area with a glass ceiling sits between the dining room and kitchen, with French doors opening onto the rear garden.

The ground floor also benefits from a utility room and cloakroom.

Upstairs are three generous double bedrooms, with bedroom one measuring an impressive 17ft in width. A family bathroom completes the first floor.

Externally, this home benefits from a good-sized rear garden, perfect for BBQs.

Living Room 16'0" into bay x 13'5" into recess (4.88 into bay x 4.10 into recess)

Dining Area 12'4" x 11'10" into recess (3.76 x 3.61 into recess)

Kitchen/Breakfast Area 18'11" max x 15'8" max (5.77 max x 4.80 max)

Utility Room 6'9" x 3'7" (2.08 x 1.11)

Ground Floor Cloakroom 6'9" x 2'6" (2.07 x 0.77)

Bedroom One 17'2" into recess x 15'7" into bay (5.24 into recess x 4.76 into bay)

Bedroom Two 12'4" x 11'11" into recess (3.78 x 3.65 into recess)

Bedroom Three 10'0" x 9'10" (3.07 x 3.01)

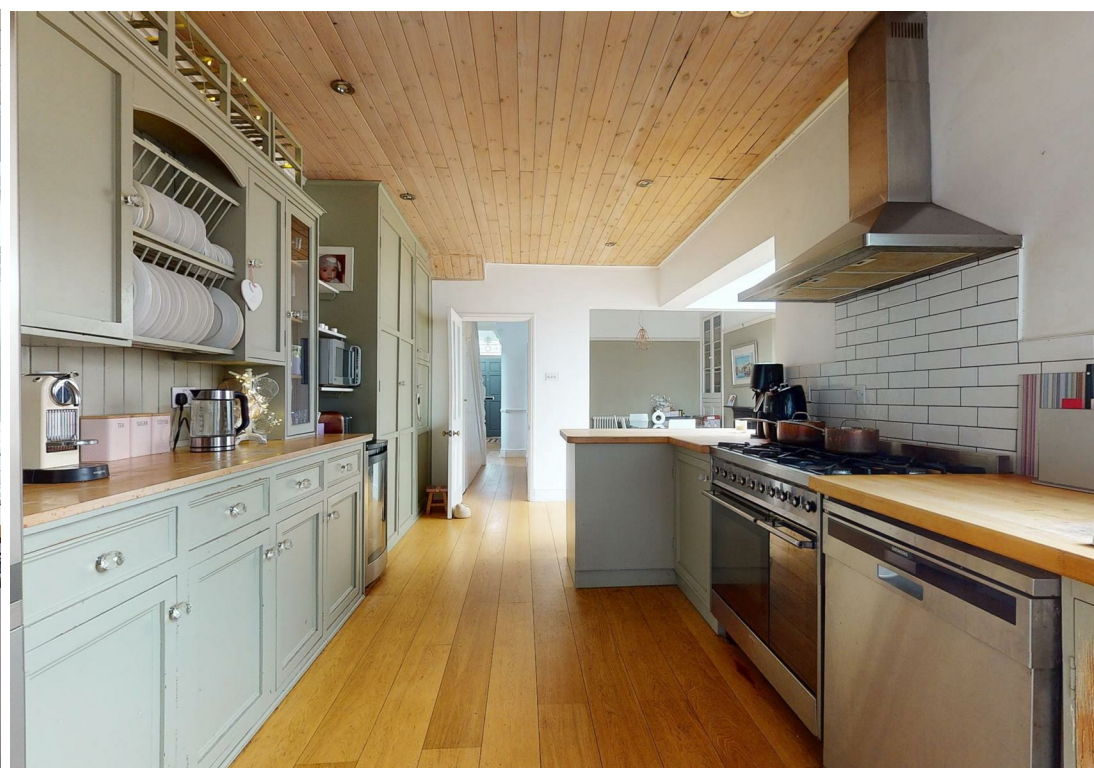
Bathroom 8'0" x 6'7" (2.45 x 2.01)

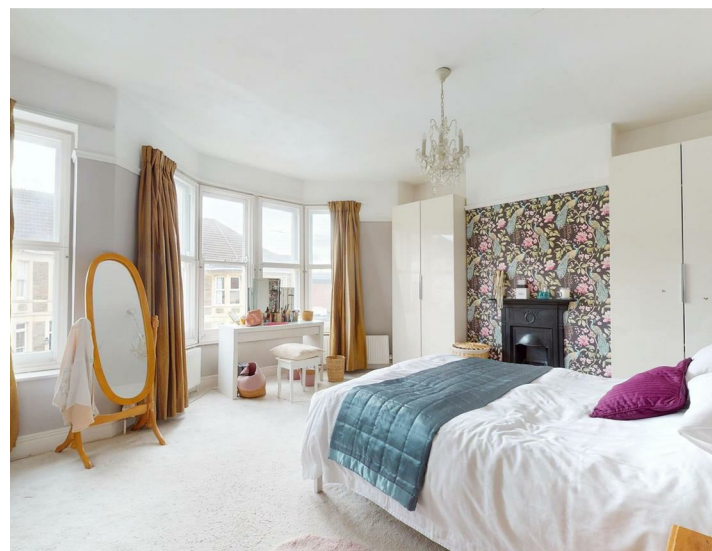
Tenure - Freehold

Council Tax Band - C







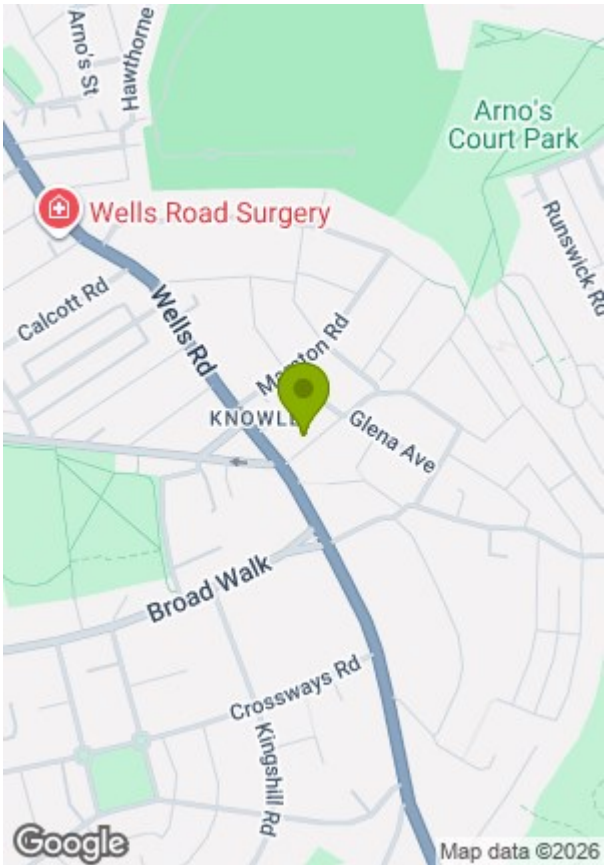








GROSS INTERNAL AREA
FLOOR 1: 75 m², FLOOR 2: 61 m²
TOTAL: 136 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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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