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34 Friendship Road

Knowle, Bristol, BS4 2RN

Asking Price £455,000

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**** NO CHAIN **** DOUBLE GARAGE TO REAR **** DRIVEWAY FOR UP TO 4 VEHICLES ****

Matthews and Co are delighted to bring to the sales market this end of terrace 1930's, three bedroom, Greenhill built terrace property, set within a very sought after location in Knowle, within a short, flat walk of the local primary school, shops and amenities, bus routes and with great access to Bristol Temple Meads, Victoria Park & Bedminster and with Redcatch Park just a short walk away with its great community garden it makes it an attractive location for couples or families.

The property briefly comprises of a hallway, bay fronted lounge/dining room, kitchen/breakfast room and wc to the ground floor with three bedrooms and a shower room to the first floor. The property is double glazed and has gas central heating. Outside is really where the property comes into it own, there is a is a gated front garden laid to lawn and flower beds. The driveway to this property continues down the side of the house into the garden, with space for 4 vehicles. The rear garden is mainly laid to lawn with established planted borders there is also a brick built double garage with power and lighting accessed both from the garden and via a security gated lane.

Call today for a viewing.

Entrance porch
6'6" x 8'5" (2.00 x 2.57)

Hallway
14'9" x 8'5" (4.50 x 2.57)

Lounge area
14'10" x 12'10" (4.54 x 3.93)

Dining area
12'10" x 11'4" (3.93 x 3.46)

Kitchen/breakfast room
12'2" x 8'4" (3.73 x 2.55)

Landing
7'10" x 7'6" (2.40 x 2.29)

Bed 1
14'7" x 10'3" (4.47 x 3.13)

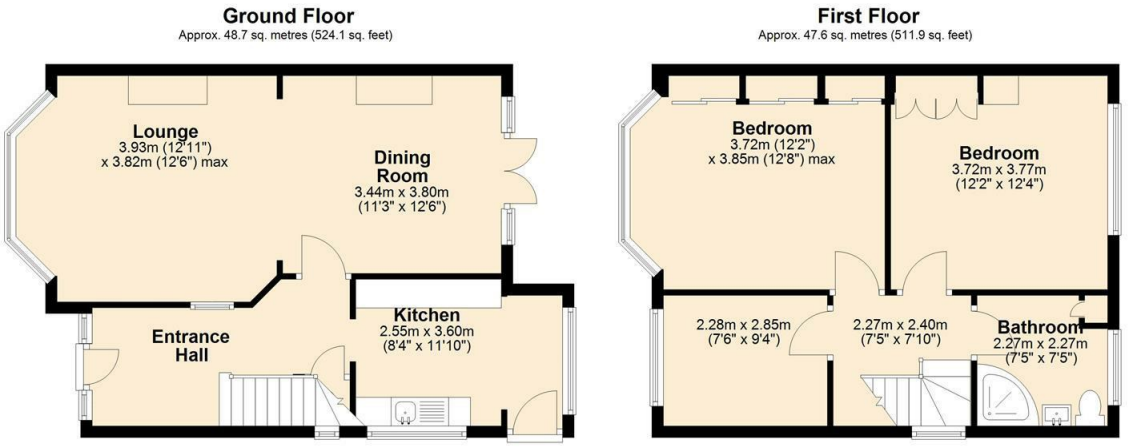
Bed 2
12'4" x 12'5" (3.76 x 3.80)

Bed 3
9'4" x 7'5" (2.85 x 2.28)

Shower room
7'5" x 7'4" (2.27 x 2.25)

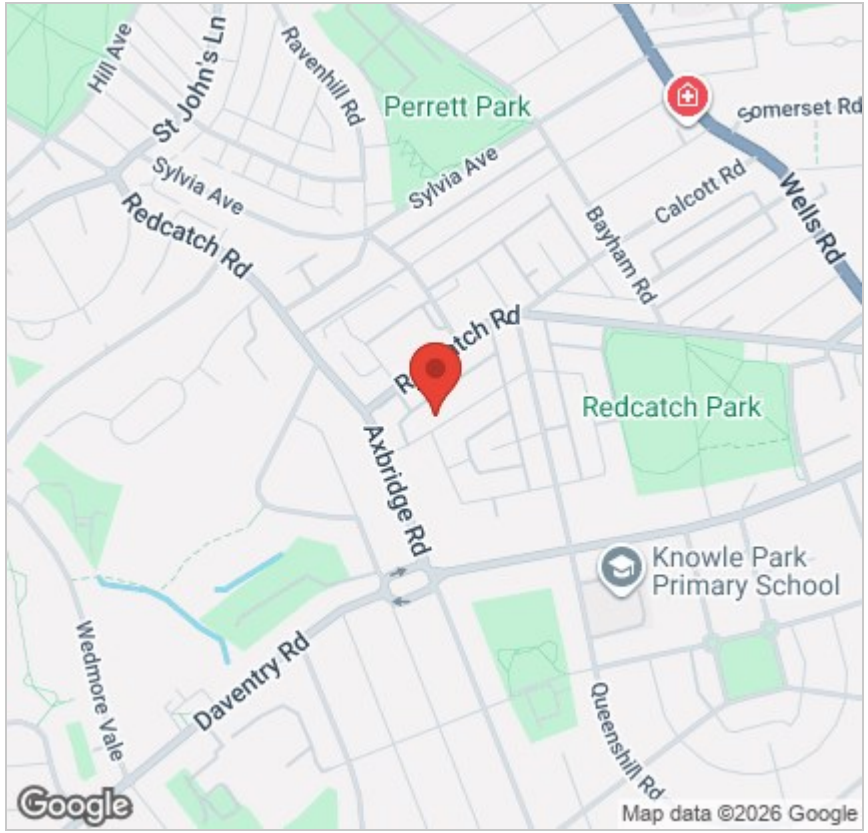
Double garage
19'3" x 16'6" (5.89 x 5.03)

Floor Plan

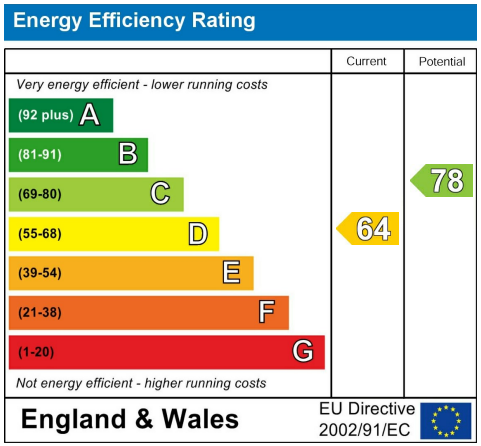


Total area: approx. 96.2 sq. metres (1036.0 sq. feet)

Area Map



Energy Efficiency Graph



Viewing

Please contact our Knowle Office on 01179 711417
if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG