



14 Wexford Road  
, Bristol, BS4 1PU

**Asking Price £289,995**



## 14 Wexford Road

, Bristol, BS4 1PU

\*\*\*\* NO CHAIN \*\*\*\*

Matthews and Co are delighted to bring to the sales market 3 bedroom semi detached property with a great size driveway, situated in a great spot, on the borders of Knowle & Bedminster, with Imperial Retail Park and the local primary school close to hand and access to the many amenities that Knowle & Bedminster have to offer.

The property itself consists of a porch accessed via steps or a ramp, hallway, lounge, kitchen/breakfast room and wc to the ground floor upstairs are two double bedroom a single bedroom and the bathroom. To the rear of the property is an enclosed low maintenance garden laid to slabs and patio area with 2 shed. To the front of the property is a great size front garden with mature planted borders and a driveway for several vehicles.

Call today to arrange a viewing.

**Entrance Porch**  
7'8" x 4'11" (2.35m x 1.50m)

**Hallway**  
6'11" x 5'10" (2.12m x 1.78m)

**Lounge**  
16'5" x 16'7" (5.01m x 5.08m)

**Kitchen/Breakfast Room**  
16'7" x 7'4" (5.06m x 2.26m)

**Rear Lobby**  
2'11" x 2'8" (0.91m x 0.83m)





W.C  
3'11" x 2'11" (1.21m x 0.90m)

Landing

Bedroom One  
12'5" x 9'10" (3.80m x 3.00m)

Bedroom Two  
12'9" x 7'4" (3.91m x 2.26m)

Bedroom Three  
8'7" x 7'11" (2.64m x 2.42m)

Bathroom  
6'10" x 4'1" (2.10m x 1.26m)

Front Garden

Rear Garden



## Floor Plan



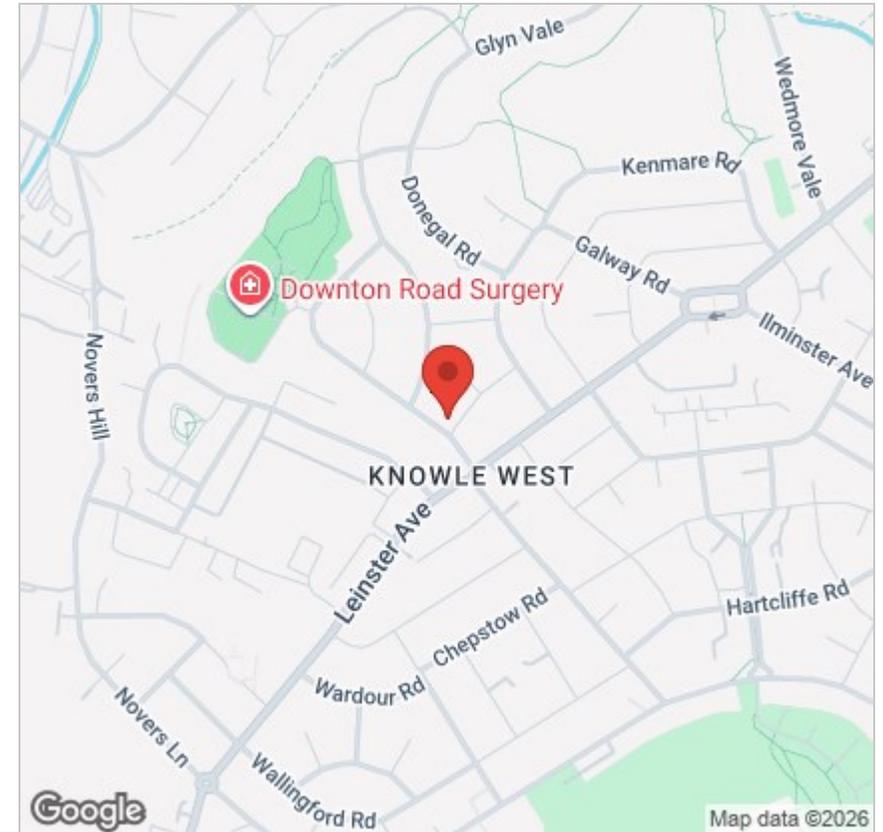
## Viewing

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

## Area Map



## Energy Efficiency Graph

