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Tel: 0117 971 1417 Web: www.matthewsandco.uk



1 Belluton Road

Knowle, Bristol, BS4 2DN

Asking Price £665,000

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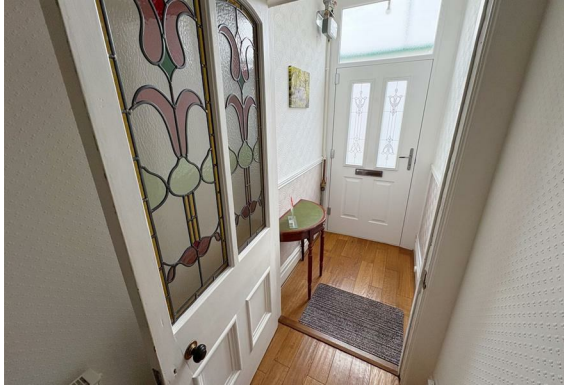
Every now and again something very special comes onto the property market and Matthews and Co are delighted to offer for sale this impressive, substantial, original four double bedroom, period home offering fantastic, suburban living, with a wealth of period features.
This well presented, end of terrace house comes to market for the first time in 64 years it is situated in one of Bristol's most sought after suburbs due to its close proximity to the City Centre and is just a short stroll from both Redcatch & Perretts Parks, a charming array of local, independent shops and businesses and a further walk will take you to Bristol Temple Meads Train Station & the Centre itself.

The accommodation internally briefly comprises of: Entrance vestibule with original stained glass inner door hallway with doors leading to the reception rooms. To the front, you will find the bay fronted lounge leading into a dining room, kitchen/breakfast room, leading through to a utility and a wc leading out to the garden completing the ground floor. The first floor comprises of a grande, front/master bedroom and two further double bedrooms, featuring high ceilings and a shower room. The original fourth bedroom to the second floor is accessed by stairs of the main landing.

Outside the property benefits from a front lawn garden with borders and a tiled pathway with steps leading up to the front door, to the rear there is a low maintenance garden with patio and mature shrubs, bushes and a level lawn.

This property will prove to be extremely popular. Don't delay, book your appointment to view today!

























Vestibule
5'1" x 3'10" (1.56 x 1.19)

Hallway
26'7" x 3'11" (8.11 x 1.21)

Lounge
15'10" x 12'0" (4.84 x 3.66)

Dining room
25'6" x 10'4" (7.79 x 3.17)

Kitchen/Breakfast room
13'6" x 10'10" (4.13 x 3.32)

Utility room
10'2" x 9'8" (3.12 x 2.96)

Downstairs wc
3'8" x 3'6" (1.14 x 1.07)

Landing
19'9" x 5'10" (6.03 x 1.79)

Bed 1
17'2" x 15'10" (5.25 x 4.83)

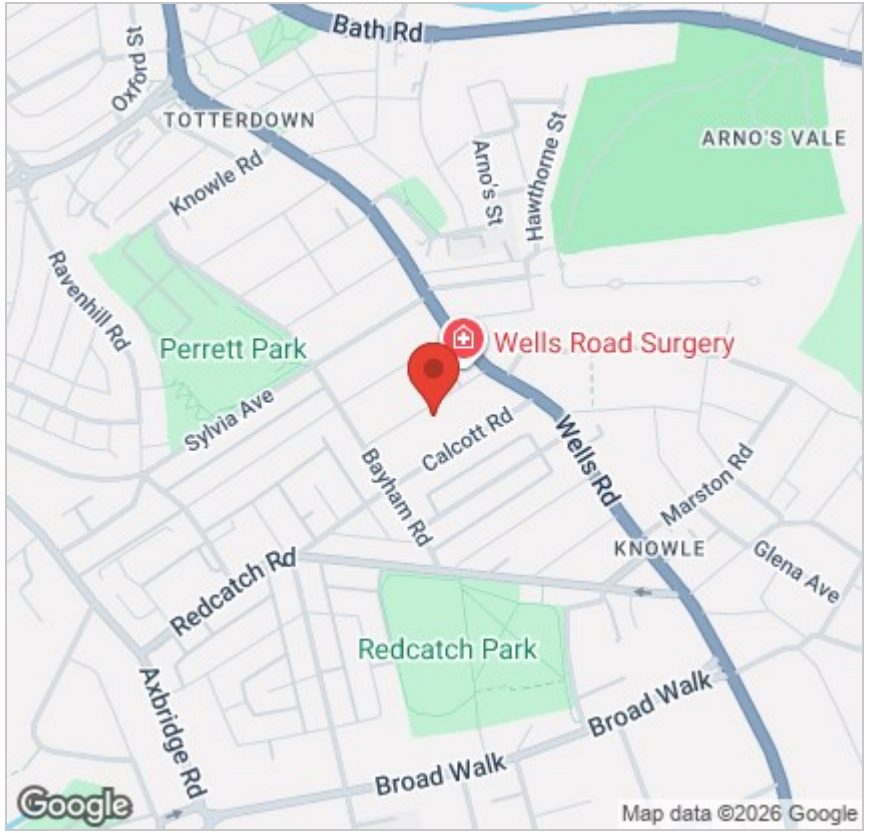
Bed 2
12'8" x 10'10" (3.87 x 3.31)

Bed 3
13'0" x 11'1" (3.98 x 3.38)

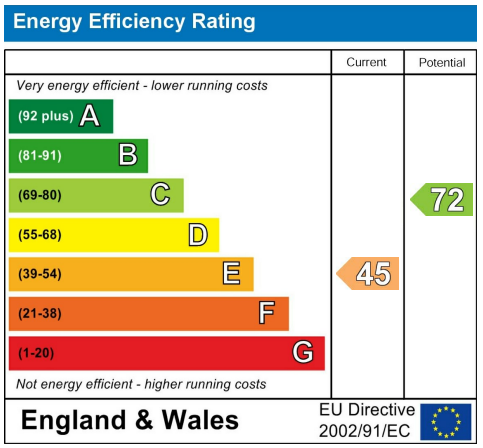
Original Bed 4
14'2" x 12'11" (4.33 x 3.94)

Floor Plan

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.

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.

298 Wells Road, Knowle, Bristol, BS4 2QG