



135 Somerset Road
Knowle, Bristol, BS4 2JA

Asking Price £529,995



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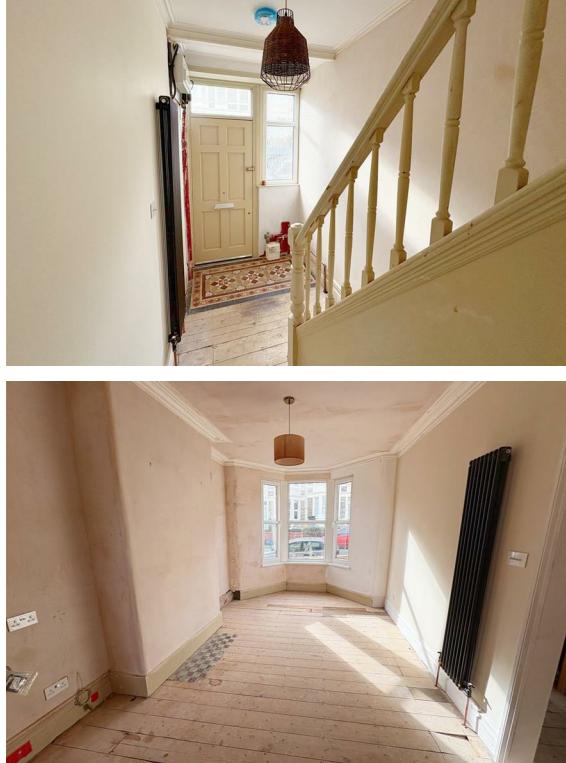
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Matthews and Co are delighted to bring to the sales market this recently renovated four storey, 3 double bedroom, Victorian property, situated on the highly desirable SOMERSET ROAD in Knowle backing onto Armos Vale cemetery. Set in the heart of the communities of both Knowle and Totterdown providing easy access to both Bristol Temple Meads and the city centre. Hillcrest Primary School is close to hand and located near by on the Wells Road are cafes, bars and restaurants including Acapella, Southside, Bruhaha, Totterdown Canteen and Bank with Perritts, Redcatch and Victoria parks and amenities nearby this make for a very desirable property.

The current owners have made extensive renovations already, the basement has had its internal walls rebuilt with a drainage and air exchange system. The property has been totally rewired including CAT6 ethernet on every floor it boasts a new excess capacity boiler, stripped floorboards and extensive re plastering has taken place throughout the property ready for your choice of paint color or wallpaper.

The property briefly consists of a lounge and main reception room to the ground floor, the basement houses the kitchen/breakfast room which also boasts a dining area. To the first floor is the master bay fronted bedroom, a further double and the family bathroom. To the second floor is the third bedroom. Outside to the rear the property has a great size garden which is currently has 2 decking areas and a lawn with borders and is ready for the next people to arrange it to suit their gardening needs.

Call today to arrange your viewing.





Hallway

Lounge
15'4" x 10'2" (4.69 x 3.10)

Main reception room
15'7" x 12'4" (4.76 x 3.76)

Dining area
15'0" x 11'9" (4.59 x 3.60)

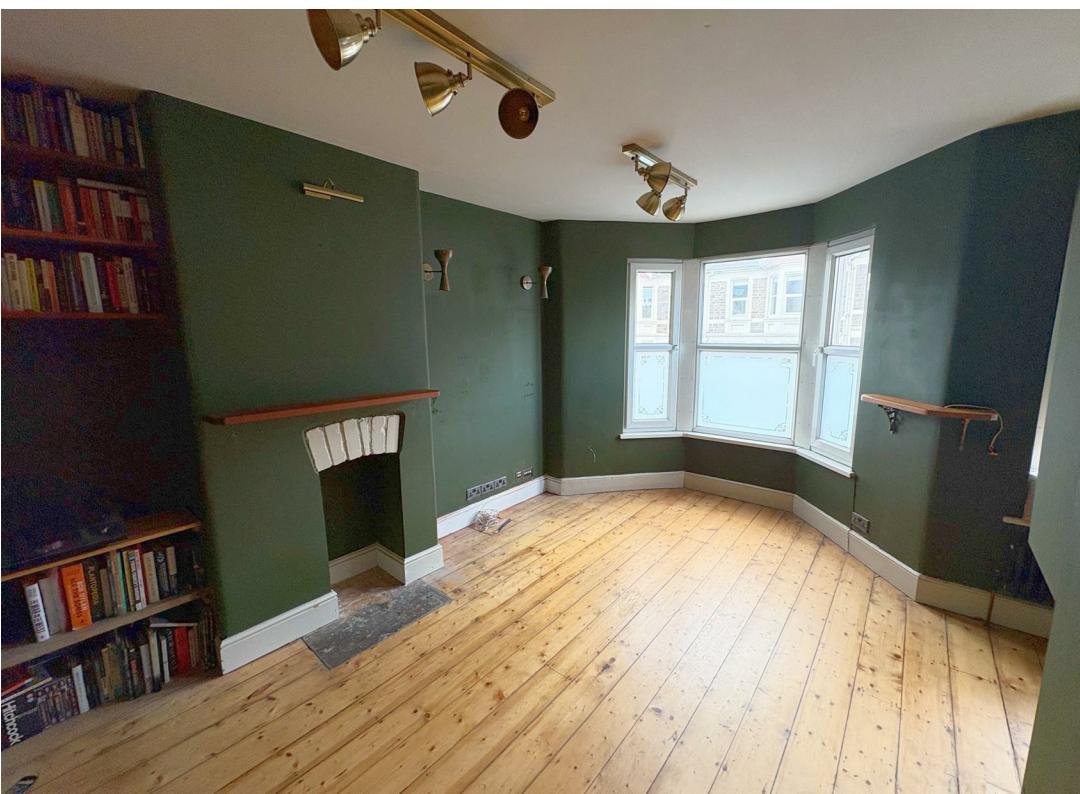
Kitchen
15'0" x 14'5" (4.59 x 4.40)

Bed 1
16'0" x 15'7" (4.90 x 4.75)

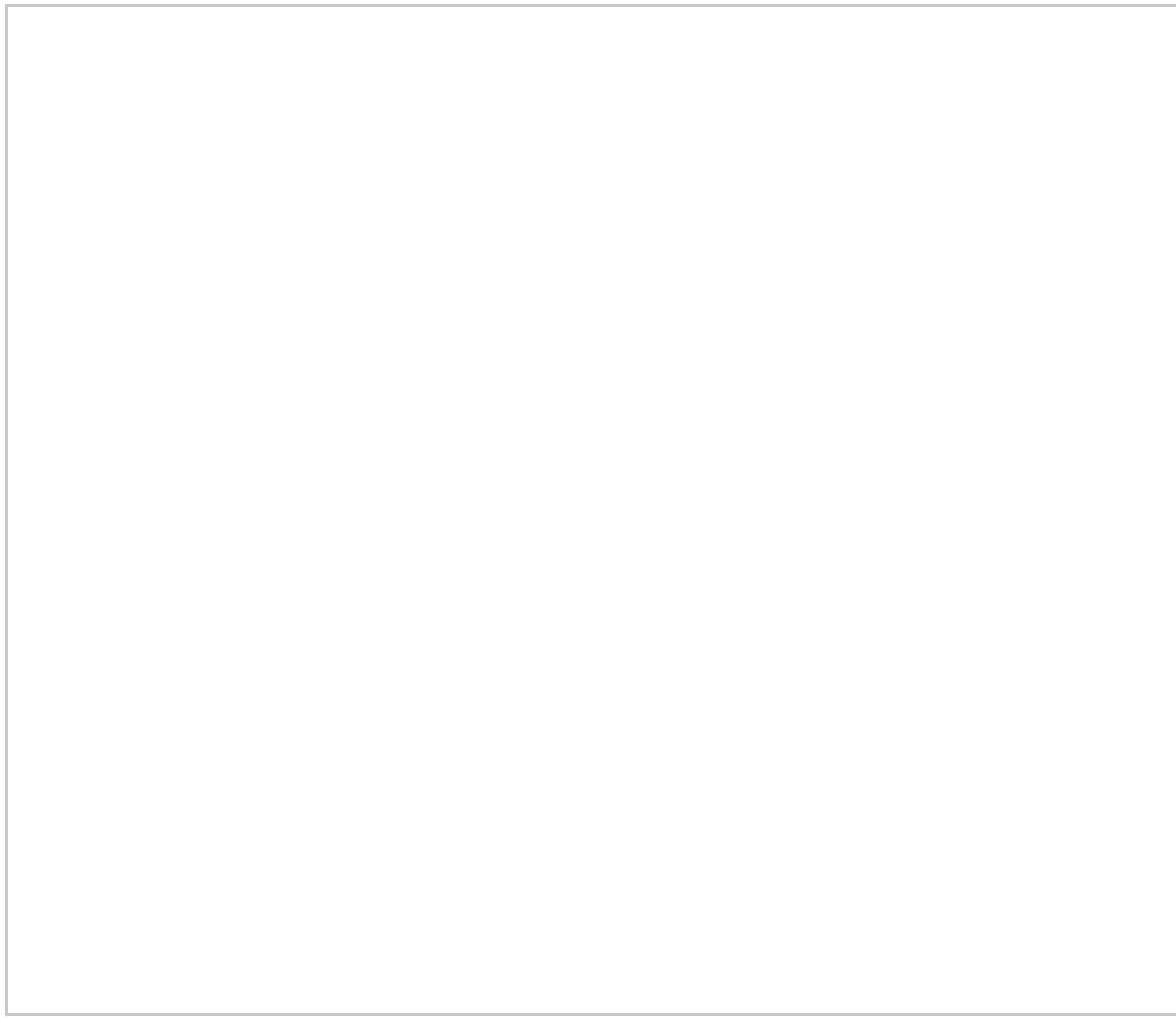
Bed 2
12'5" x 8'6" (3.79 x 2.60)

Bathroom
9'6" x 6'0" (2.90 x 1.83)

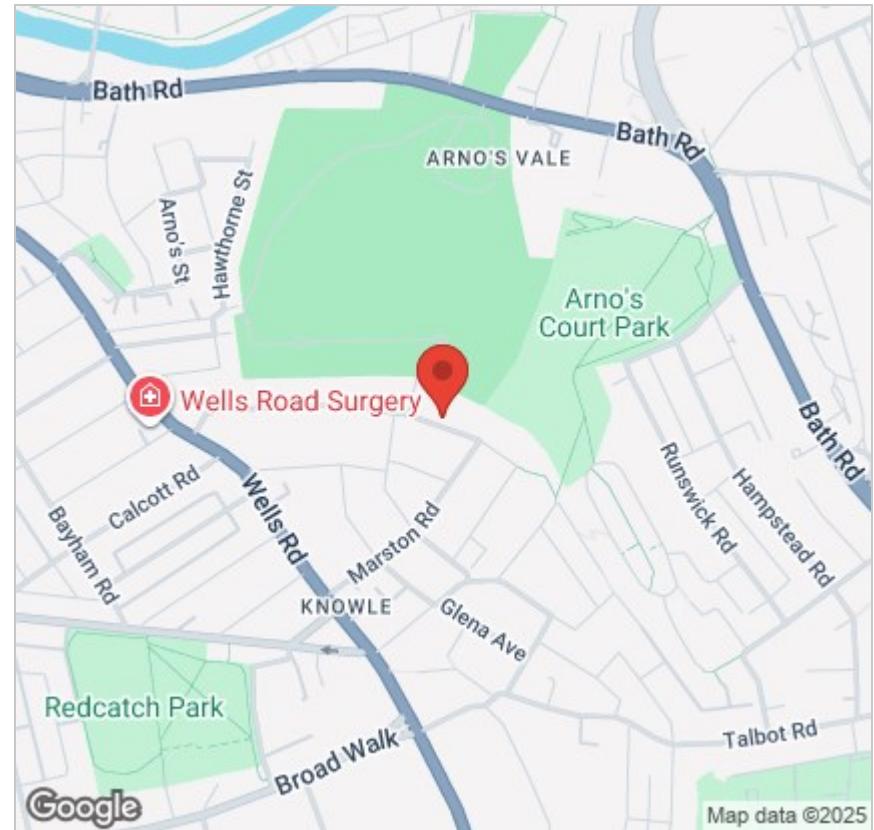
Bed 3
18'10" x 12'9" (5.76 x 3.90)



Floor Plan



Area Map



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

Energy Efficiency Graph

