



87 Exmouth Road
Knowle, Bristol, BS4 1BD
Asking Price £300,000

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Fantastic opportunity to purchase this well presented, 3 bedroom family home in Knowle, ideally situated for local bus routes, convenience shops, local primary/nursery school and with further community amenities practically on your doorstep.

The property itself boasts modern fitments and briefly comprises of an entrance porch, lounge, modern fitted kitchen/dining room and bathroom to the ground floor with three double bedrooms, the master with an en suite shower room to the first floor. Outside the property benefits from a sunny aspect rear garden, with covered decking next to the house, patio, lawn, shed and to the rear of the garden a further raised seating area. The garden is also accessible via a shared alleyway from the front of the property. The front garden it is mainly laid to gavel which is currently being used for a parking space.

**** Please note the curb would need to be dropped for it to become an official parking space****

Call today for a viewing.

Porch

Lounge
16'11" x 13'4" (5.16 x 4.08)

Kitchen/Dining room
11'8" x 9'10" (3.58 x 3.01)

Bathroom
9'6" x 4'7" (2.92 x 1.41)





Bedroom One
13'10" x 10'2" (4.23 x 3.12)

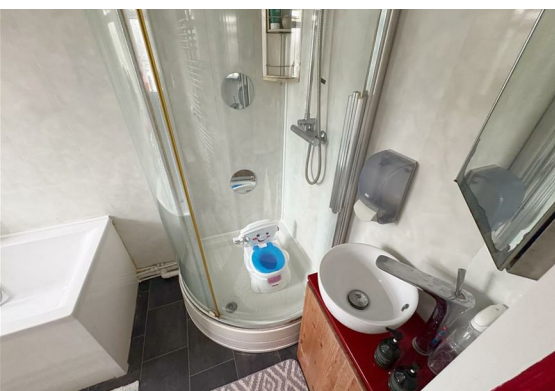
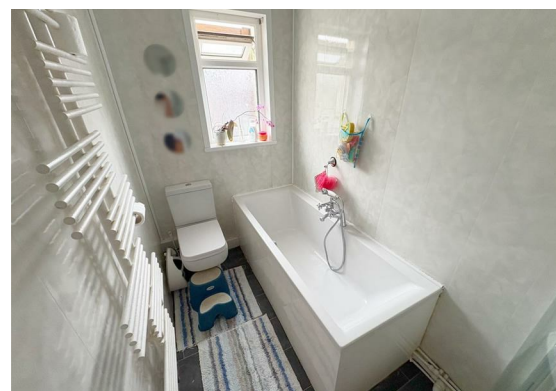
Ensuite
6'6" x 5'10" (2.00 x 1.80)

Bedroom Two
13'5" x 8'4" (4.09 x 2.55)

Bedroom Three
8'9" x 9'10" (2.69 x 3.02)

Loft/office/storage
18'0" x 11'6" (5.5 x 3.51)

Covered decking area 5.40 x 2.50



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.

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

Area Map



Energy Efficiency Graph

