



1 Queens Road

Knowle, Bristol, BS4 2LU

Asking Price £525,000



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Matthews and Co are delighted to bring to the sales market this extended 4 bedroom semi detached family home, set just off of the ever popular Talbot Road, situated in an elevated position offering stunning far reaching views over the Callington Road Nature Reserve and beyond. Nestled between both the Bath and Wells Roads the property boasts easy access for the City Centre, Bath and Keynsham, with many local amenities, shops and The Knowle pub close to hand. Jubilee Swimming baths are just a road away and both local Primary and Secondary school are easily within walking distance.

The property itself briefly comprises of a lounge/diner, study, kitchen, utility room and wc to the ground floor. To the first floor are 4 double bedrooms and a family bathroom and ensuite to the master. Outside the property boasts an enclosed rear garden with lawn and decking area and the all important side access. To the front is a graveled garden and off street parking.

Call to view this property today.

Hallway

Lounge/diner

23'3" x 11'1" (7.11 x 3.4)

Study

13'10" x 9'6" (4.22 x 2.9)

Kitchen

19'1" x 13'10" (5.84 x 4.24)





Utility room
11'1" x 5'10" (3.4 x 1.78)

Bedroom One
19'1" x 13'10" (5.84 x 4.24)

Unsuite
5'8" x 4'5" (1.75 x 1.37)

Bedroom Two
11'1" x 10'9" (3.4 x 3.28)

Bedroom Three
10'7" x 10'4" (3.25 x 3.15)

Bedroom Four
10'9" x 7'4" (3.30 x 2.26)

Bathroom
7'6" x 5'10" (2.31 x 1.78)



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

