



44 Lisburn Road  
Knowle, Bristol, BS4 1NE

**Asking Price £299,995**



## 44 Lisburn Road

Knowle, Bristol, BS4 1NE

Matthews and Co are pleased to offer to the market this semi detached, 3 bedroom, family home, situated on the borders of Knowle and Bedminster. The location is perfect for access to Bedminster, Knowle, the City Centre & and routes south via the nearby A38 to Bristol Airport and beyond. The property is within walking distance to local amenities and local primary and secondary schools and Markesbury road Medical Practice is close to hand as well. For those looking for green spaces to explore the Northern Slopes and Filwood Greenway are close by.

The house itself briefly comprises of a porch, great size lounge/dining room, fitted kitchen, rear lobby with wc to the ground floor with three bedrooms and a shower room to the first floor.

Outside to the front you are greeted with off street parking and a paved garden and to the rear is a great size garden, boasting plenty of lawn, a patio and detached garage.

Call today to arrange a viewing.

### Porch

6'7" x 3'8" (2.03m x 1.13m)

### Lounge

15'10" x 12'11" (4.83m x 3.94m)

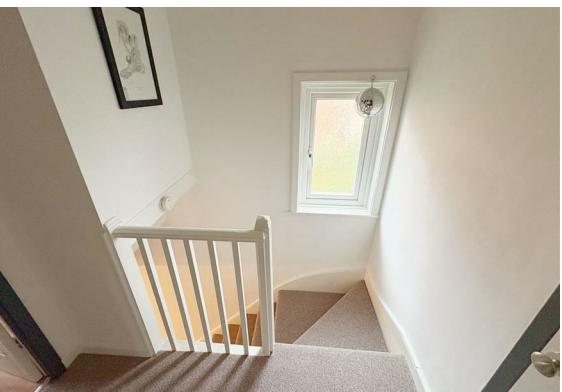
### Kitchen/Diner

14'4" x 7'8" (4.38m x 2.35m)

### W.C

3'10" x 3'3" (1.17m x 1.01m)

### Landing





**Bedroom One**  
12'9" x 12'3" (3.91m x 3.75m)

**Bedroom Two**  
12'3" x 7'8" (3.75m x 2.35m)

**Bedroom Three**  
9'4" x 7'10" (2.87m x 2.41m)

**Bathroom**  
6'10" x 4'5" (2.10m x 1.35m)

**Front Garden**

**Rear Garden**

**Garage**



## Floor Plan



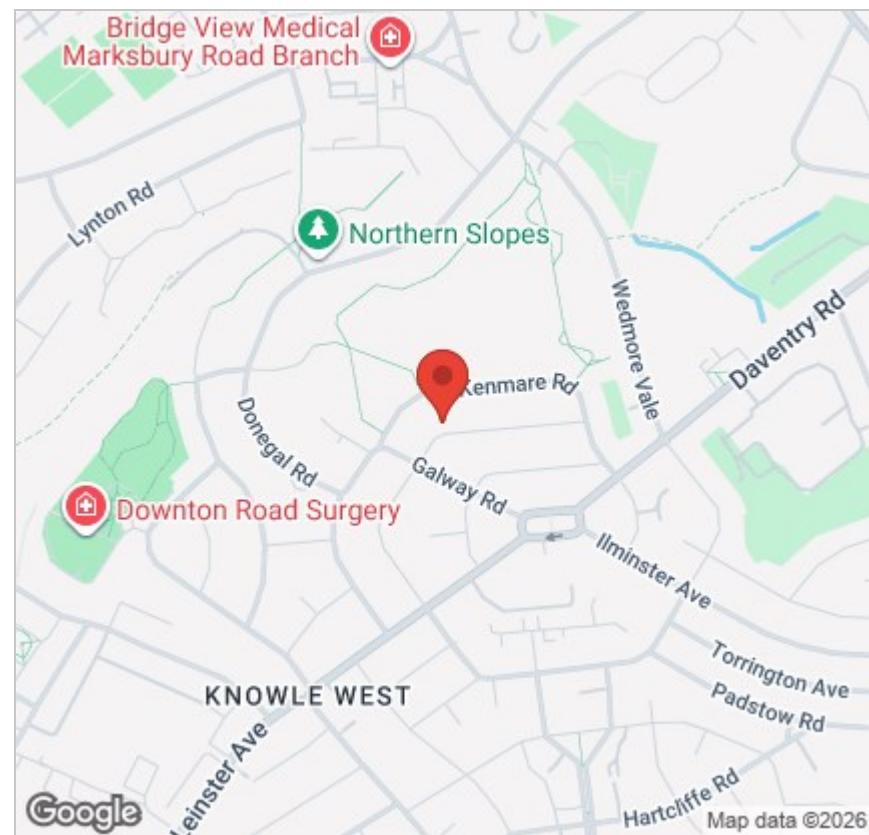
## Viewing

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

