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31 Ponsford Road

Knowle, Bristol, BS4 2US

Asking Price £320,000

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**** NO CHAIN ****

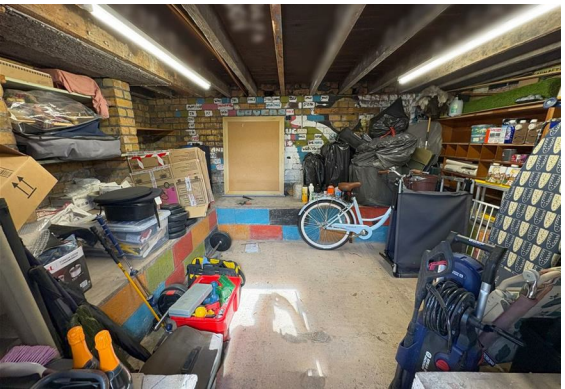
Matthews and Co are delighted to bring to the sales market this semi detached, three double bedroom family home situated in a great position just off the A37 Wells Road. The property is located within walking distance to local primary and secondary schools and has amenities conveniently located close by which include the soon to be redeveloped Broad Walk Shopping Centre, South Bristol Sports Grounds, Knowle Cricket ground and the Callington Road nature reserve just to name a few. The wider range of amenities in the city centre are approximately 2.5 miles away.

The property itself briefly comprises of a hallway, dining room, lounge and kitchen to the ground floor. To the first floor are 3 double bedrooms and the family bathroom. The property also boasts a great size basement accessed from the patio and the all important side access.

Outside to the front the property has a driveway and garden and to the rear is a sunny aspect garden with a raised patio just off the kitchen with steps leading down to the second patio spanning the width of the house. To the rear of the garden is a great size gently sloping lawn with established boarders.

Call today for a viewing.

Hallway
7'3" x 6'8" (2.22 x 2.04)



Dining Room
11'1" x 10'7" (3.38 x 3.25)

Lounge
13'4" x 10'11" (4.07 x 3.35)

Kitchen
14'3" x 6'4" (4.36 x 1.94)

Landing
7'2" x 3'0" (2.20 x 0.93)

Bed One
13'4" x 10'9" (4.07 x 3.30)

Bed Two
10'9" x 10'4" (3.28 x 3.16)

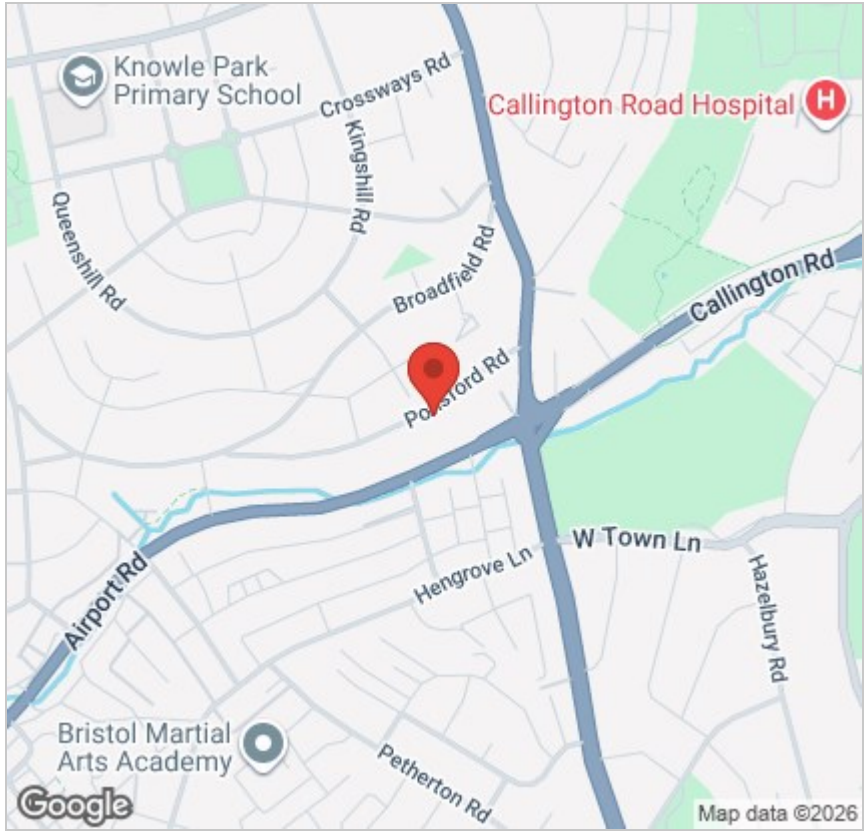
Bed Three
10'9" x 7'3" (3.30 x 2.23)

Bathroom
7'4" x 4'5" (2.25 x 1.35)

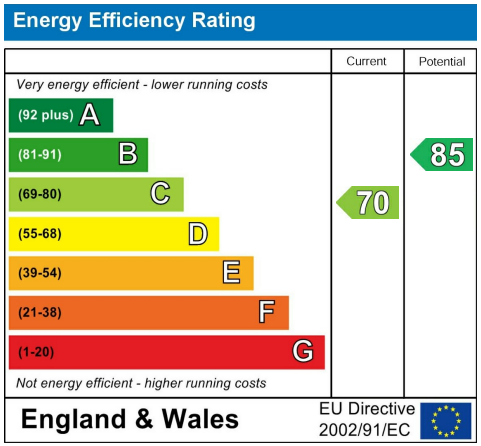
Basement
13'8" x 10'11" (4.17 x 3.33)

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.

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298 Wells Road, Knowle, Bristol, BS4 2QG