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69 Melbury Road

Knowle, Bristol, BS4 2RR

Asking Price £395,000

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NO CHAIN

Matthews and Co are delighted to present to the sales market this spacious, traditional, 'Greenhill' built, terraced property located in the ever popular area of Knowle in Bristol. Being well located for easy access to the City Centre, Bristol Temple Meads and vibrant Harbourside. It's within walking distance of local Primary and Secondary schools, your choice of Redcatch, Perritts or Victoria Park and Broad Walk with its many shops, amenities & bus routes.

This well maintained home is perfect for families and retains some 1930's period features and briefly comprises of a useful entrance porch, great size hallway, two separate reception rooms, fitted kitchen and lobby with WC to the ground floor with three bedrooms and a bathroom to the first floor.
Outside the house benefits from a good sized, private, enclosed low maintenance rear garden with two patio areas and flower beds with a garage that can be accessed from the rear, vehicular, gated lane, once the current fence has been removed at the rear of the garden.

Early viewings advised.

Entrance Porch

Hallway
13'10" x 8'7" (4.24 x 2.62)

Lounge
14'8" x 13'5" (4.48 x 4.09)

Dining room
14'4" x 11'3" (4.38 x 3.45)

Kicthen
8'10" x 8'6" (2.71 x 2.61)

Rear lobby
3'9" x 8'6" (1.16 x 2.61)

Downstairs Wc
5'6" x 3'0" (1.70 x 0.92)

Landng
9'4" x 7'4" (2.86 x 2.26)

Bedroom One
14'9" x 12'5" (4.51 x 3.81)

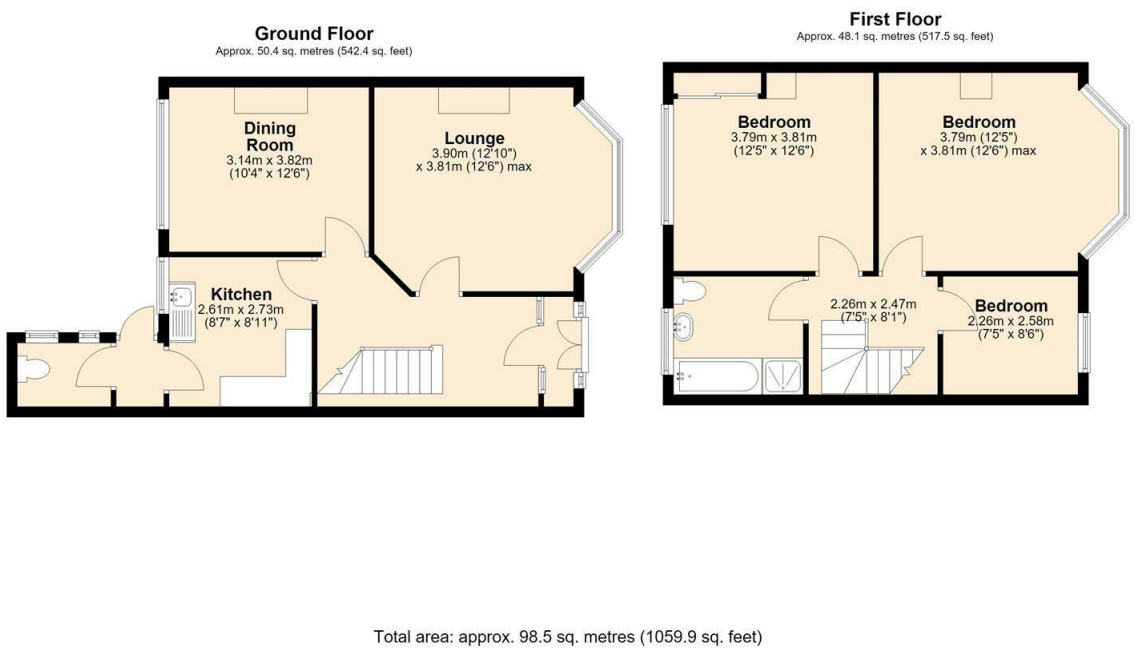
Bedroom Two
12'5" x 12'5" (3.81 x 3.81)

Bedroom Three
8'5" x 7'5" (2.58 x 2.27)

Bathroom
8'2" x 7'4" (2.50 x 2.26)

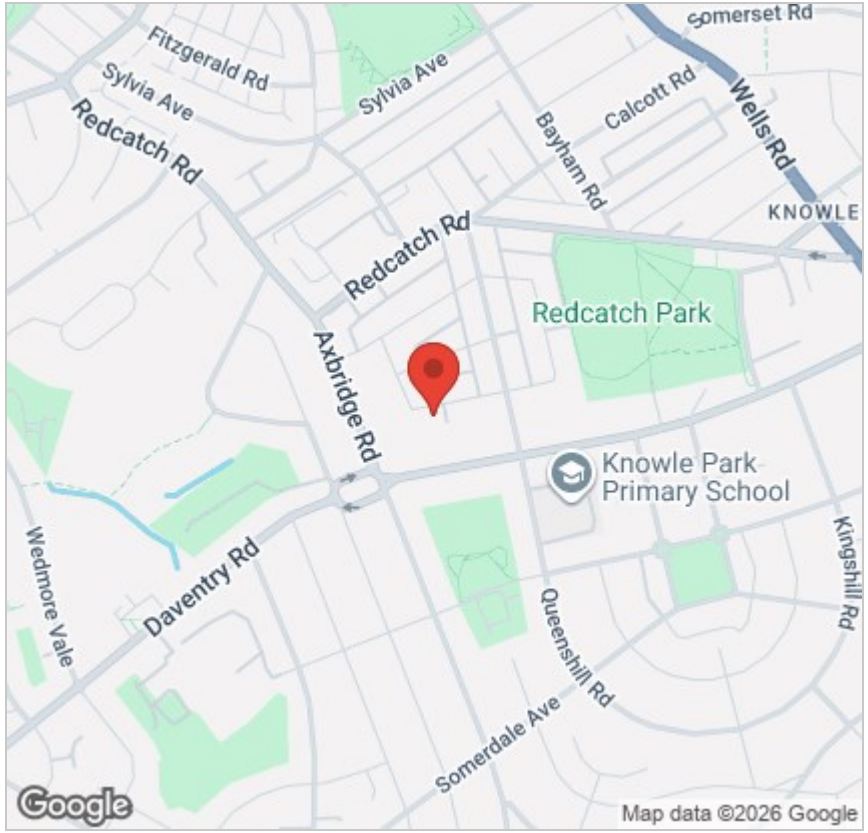
Garage

Floor Plan

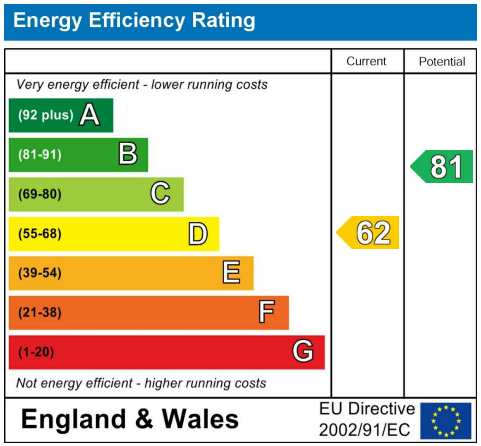


Total area: approx. 98.5 sq. metres (1059.9 sq. feet)

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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