



34 Friendship Road
Knowle, Bristol, BS4 2RN

Asking Price £495,000



3



1



2



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Knowle, Bristol, BS4 2RN

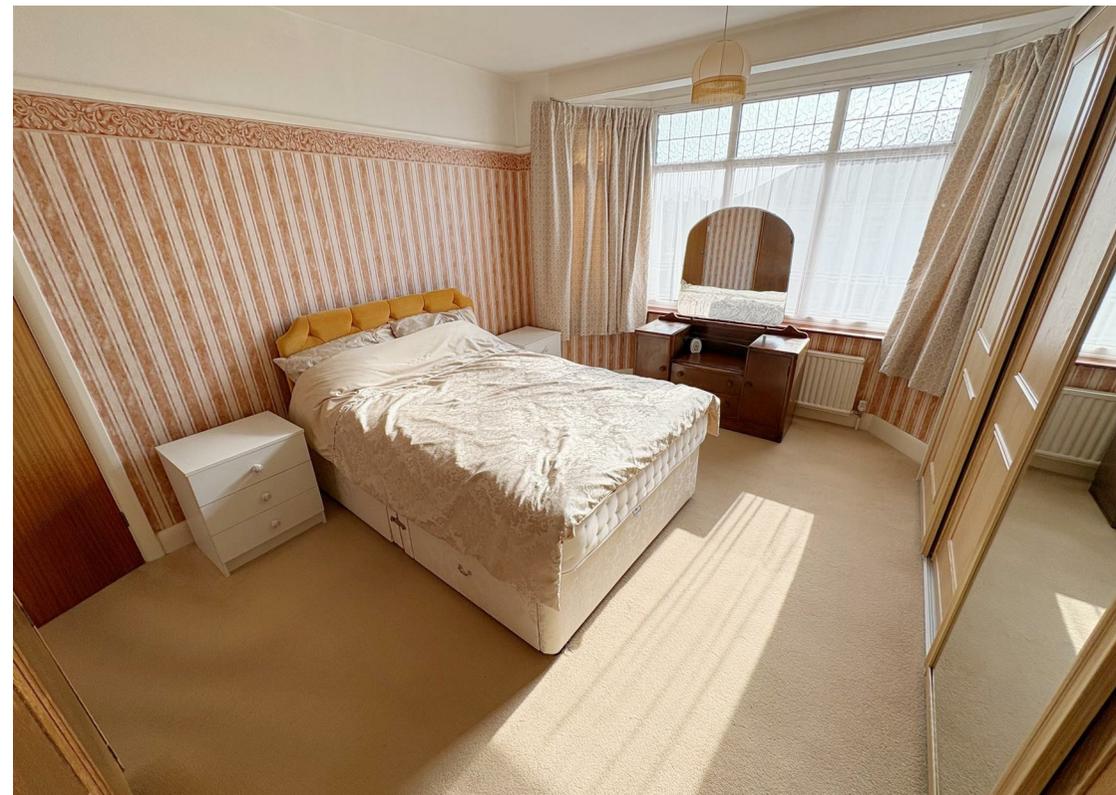
**** NO CHAIN **** DOUBLE GARAGE TO REAR **** DRIVEWAY FOR UP TO 4 VEHICLES ****

Matthews and Co are delighted to bring to the sales market this end of terrace 1930's, three bedroom, Greenhill built terrace property, set within a very sought after location in Knowle, within a short, flat walk of the local primary school, shops and amenities, bus routes and with great access to Bristol Temple Meads, Victoria Park & Bedminster and with Redcatch Park just a short walk away with its great community garden it makes it an attractive location for couples or families.

The property briefly comprises of a hallway, bay fronted lounge/dining room, kitchen/breakfast room and wc to the ground floor with three bedrooms and a shower room to the first floor. The property is double glazed and has gas central heating. Outside is really where the property comes into its own, there is a gated front garden laid to lawn and flower beds. The driveway to this property continues down the side of the house into the garden, with space for 4 vehicles. The rear garden is mainly laid to lawn with established planted borders there is also a brick built double garage with power and lighting accessed both from the garden and via a security gated lane.

Call today for a viewing.

Entrance porch
6'6" x 8'5" (2.00 x 2.57)





Hallway
14'9" x 8'5" (4.50 x 2.57)

Lounge area
14'10" x 12'10" (4.54 x 3.93)

Dining area
12'10" x 11'4" (3.93 x 3.46)

Kitchen/breakfast room
12'2" x 8'4" (3.73 x 2.55)

Landing
7'10" x 7'6" (2.40 x 2.29)

Bed 1
14'7" x 10'3" (4.47 x 3.13)

Bed 2
12'4" x 12'5" (3.76 x 3.80)

Bed 3
9'4" x 7'5" (2.85 x 2.28)

Shower room
7'5" x 7'4" (2.27 x 2.25)

Double garage
19'3" x 16'6" (5.89 x 5.03)



Floor Plan



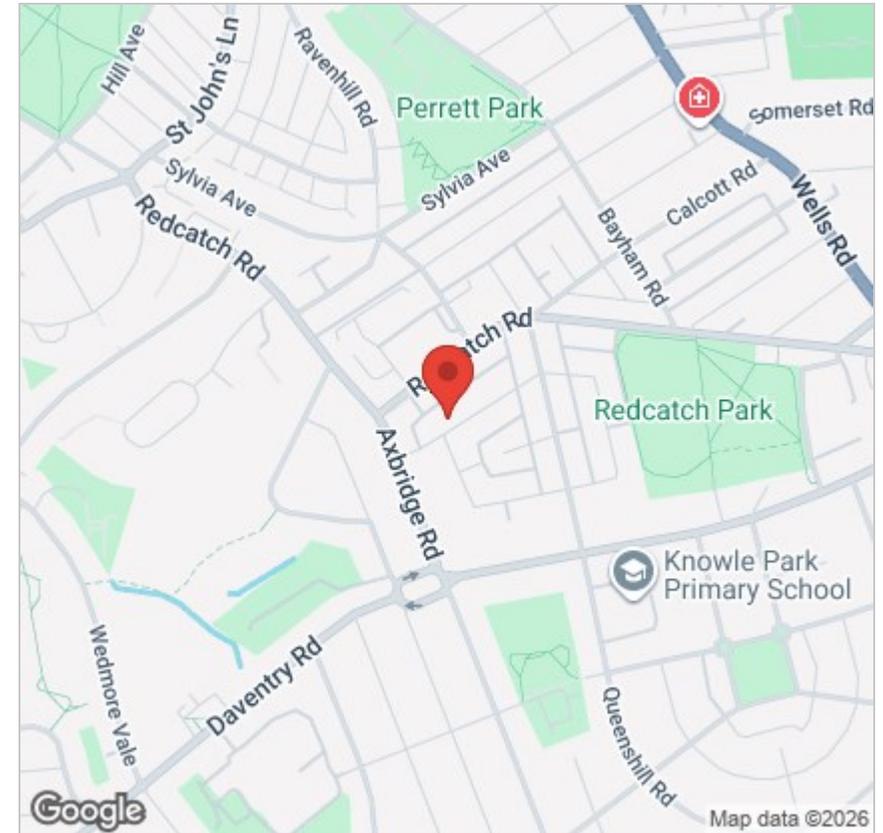
Viewing

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 firm's 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	