



37 Queens Road  
Knowle, Bristol, BS4 2LU

**Asking Price £345,000**



## 37 Queens Road

Knowle, Bristol, BS4 2LU

\*\*\*\*\* NO CHAIN \*\*\*\*\*

**\*\*This property has a Possessory Title which the sellers solicitor will offer an indemnity for.\*\***

Matthews and Co are delighted to bring to the sales market this 1930's 3 bedroom semi detached property in Knowle, situated in an elevated position, nestled between both the Bath and Wells Roads, boasting easy access for the City Centre, Bath and Keynsham. With many local amenities, shops and both Primary and Secondary schools of your choice within walking distance this home will appeal to couples, first time buyers & families alike.

Located over 2 floors, the property briefly comprises of a hallway, lounge, dining room, fitted kitchen and lobby to the ground floor with three bedrooms and a bathroom to the first floor. Outside the property benefits from a low maintenance front garden and enclosed rear garden and detached garage with access via rear lane.

Call today for a viewing.

Entrance

Hallway

Lounge  
14'7" x 12'11" (4.45 x 3.93)

Lounge aspect 2

Dining room  
11'10" x 10'8" (3.60 x 3.24)





Kitchen  
8'5" x 7'10" (2.56 x 2.39)

Side lobby

Landing

Bedroom one  
12'11" x 11'10" (3.94 x 3.61)

Bedroom two  
11'6" x 9'6" (3.50 x 2.90)

Bedroom two aspect 2

Bedroom three  
8'6" x 8'0" (2.58 x 2.44)

Bathroom  
5'8" x 5'8" (1.73 x 1.72)

Outside to front

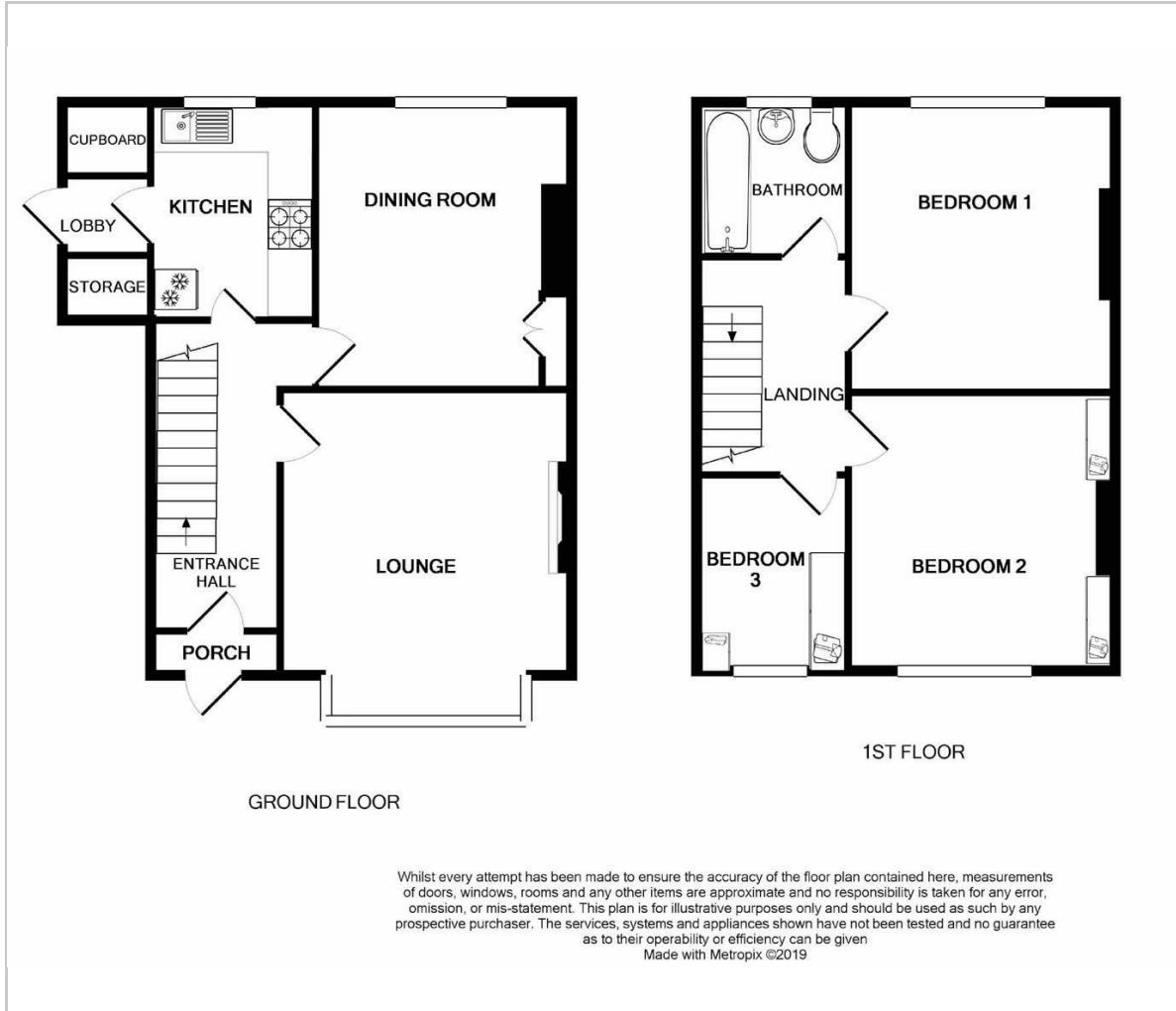
Side aspect

Outside to rear

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 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

