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Guide price £400,000
Harrowdene Road, Knowle, Bristol BS4 2JJ

GUIDE PRICE - £400,000 - £425,000

*** NO ONWARD CHAIN ***

A three bedroom Victorian terraced home which has been in the same family for 42 years. The property is situated in the sought after area of Harrowdene Road, Upper Knowle just off the Wells Road. The property is two minutes walk to the amenities of Broadwalk the main hub for the area. The transport links are excellent with the number 2 bus running regularly to both Temple Meads train station (10 minutes walk) and Bristol city centre.

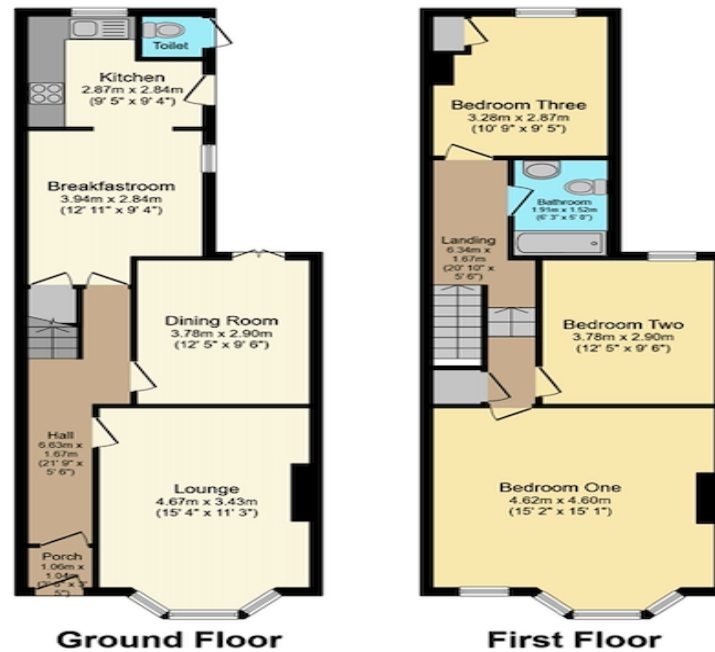
On the ground floor is an entrance hall, lounge with bay fronted window, dining room with double glazed French doors opening onto the private enclosed west facing garden. The ground floor also consists of a breakfast room which leads onto a kitchen.

On the first floor there are two double bedrooms, the master with double glazed bay window, a further bedroom/study with a cupboard holding the combi boiler, landing with loft access and a bathroom.

Knowle has a blend of green spaces with Redcatch Park, Arnos Vale, Peretts Park and is a urban living with nearby Totterdown and The Knowle pub. Hillcrest primary school has an excellent reputation so it creates an environment great for families and convenient with the transport links for working professionals.

To the rear of the property is a private enclosed rear garden with laid to lawn, trees, and rear access.

The property is a great development opportunity giving the purchaser the chance to be creative and make it their own. We really advise booking an appointment for the viewing day to appreciate the potential the property has to offer.



Total floor area 116.2 sq.m. (1,250 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guaranteed square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. F



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