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Guide price £240,000
Bideford Crescent, Knowle, Bristol, BS4 1HQ

GUIDE PRICE - £240,000 - £250,000

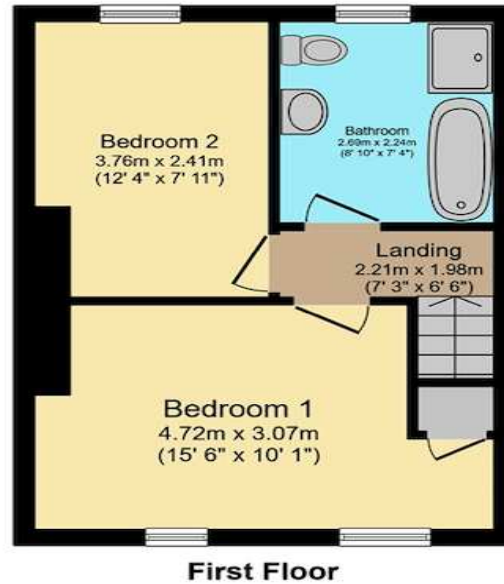
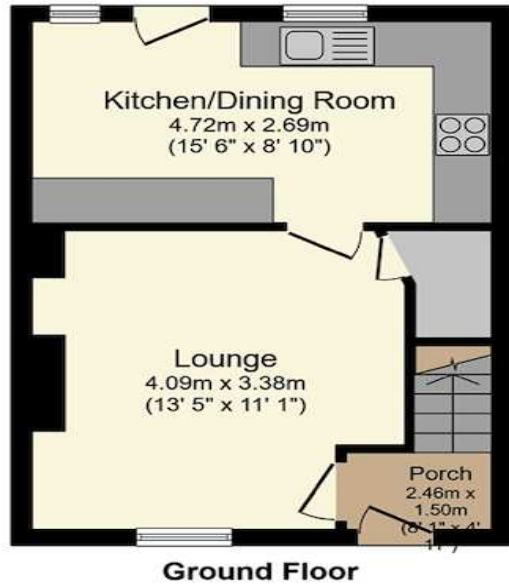
A two bedroom terraced home with gated driveway parking, private long enclosed rear garden, located along Bideford Crescent, Knowle.

On the ground floor is an entrance hall, lounge with under stair storage cupboard, kitchen/diner with fitted appliances opening onto the private rear garden.

On the first floor there are two double bedrooms, the first bedroom offering built-in storage, landing with access to the loft and a well presented bathroom suite with walk-in shower and separate roll top bath.

To the rear of the property is a long private garden with patio seating area, fencing and laid to lawn throughout.

The property is situated approximately 3 miles south from the city centre and is ideal for first time/family buyers and has an opportunity to extend to the rear. The property is located on the 91 bus link into Bristol city centre, Bedminster is a short distance, Bristol Temple Meads is a short commute and the Imperial Retail park also close by.



Total floor area 64.2 sq.m. (691 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 any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total 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. Plan produced for £

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	84	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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