



53 Melbury Road
Knowle, Bristol, BS4 2RR

Robin King | Estate
Agents

53 MELBURY ROAD, KNOWLE, BRISTOL, BS4 2RR

A superb 1930's terraced house set in a friendly, family neighbourhood with 3 bedrooms, 2 reception rooms including a large open kitchen/family room, garden and off-street parking.

APPROX 1,129 SQ FT OF FLEXIBLE ACCOMMODATION • 3 BEDROOMS, 2 RECEPTION ROOMS • LOVELY LARGE OPEN PLAN KITCHEN/DINING ROOM • POTENTIAL TO EXTEND STPP • WELL MAINTAINED ENCLOSED GARDEN • DRIVEWAY PARKING • POPULAR AND FRIENDLY LOCATION • EASY ACCESS TO MAINLINE RAILWAY SERVICES AT BRISTOL TEMPLE MEADS (LONDON PADDINGTON 114 MINS)/BRISTOL AIRPORT/M5

53 Melbury Road is a warm, inviting and well-maintained family home which has been beautifully improved by its current owners. Attractive stripped pine floors and period doors are perfectly complemented by natural toned walls which have features such as picture rails and ceilings with detailed coving. Set in a friendly neighbourhood and with off street parking it also offers a lovely, large, bright open plan kitchen/dining room, a good-sized garden with attractive decking and STPP the opportunity to extend into the loft.

A welcoming front door leads into a spacious hallway with room for coats and shoes and useful downstairs storage. It has an attractive pine, stripped wood floor which runs on throughout the ground floor adding a seamless flow from room to room.

To the left is the spacious sitting room with a bay window offering lots of natural light. Decorated in natural tones which highlight the picture rail feature it also has shelving and storage in the alcoves either side of the chimney breast and is a lovely calm space in which to enjoy time with friends and family.

To the rear of the home is a wonderful open kitchen/dining room. Newly fitted in 2021, it has a good range of wall and floor units, lovely oak worktops and attractive open shelving. There is also an integrated dishwasher, a range cooker and space for an American style fridge freezer. Behind the kitchen area is a practical utility space with boiler and space for washing machine. The dining area offers plenty of room for a large table and has French doors to the garden with a newly installed decked terrace offering the perfect opportunity to relax, entertain or enjoy al fresco dining.

Upstairs there are three bedrooms. The principal is a large double with a range of fitted wardrobes and bedroom two another double with lovely views over the garden. The first floor accommodation is completed with a third single, currently arranged as an office and a fully tiled bathroom with white three-piece suite.





Outside – A block paved drive has off street parking for two cars. The back garden has been attractively designed with decking, a lawned area and some pretty, low maintenance borders together with a mature cherry tree. There is also a large garden shed and a small gate provides access to the lane behind.

Location – Known for its spaciousness and serene atmosphere, Knowle is a highly desirable place to live, especially those looking for a bit more space and room to breathe without sacrificing city convenience. Knowle boasts a vibrant community ethos and expansive green spaces, including the picturesque Arnos Vale Cemetery,, scenic Redcatch Community Garden and Park, and Perrets and Victoria Park which offer incredible city views. It also offers an array of local shops, eateries, and pubs together with excellent local schools, making it a highly desirable location for families. Furthermore, its proximity to Bristol city centre ensures that residents enjoy easy access to a broader spectrum of shopping, dining, and entertainment options, as well as seamless transportation links to the rest of the city and beyond.



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

SERVICES – All mains services

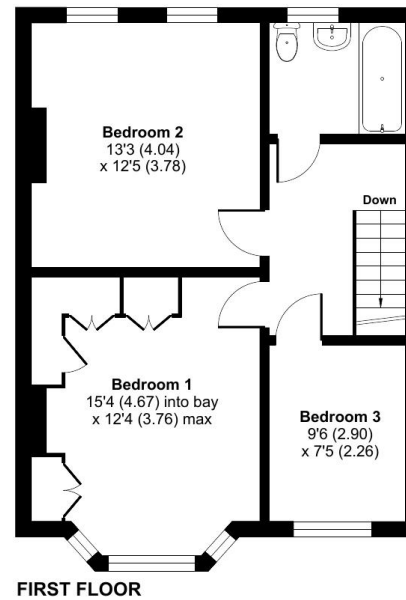
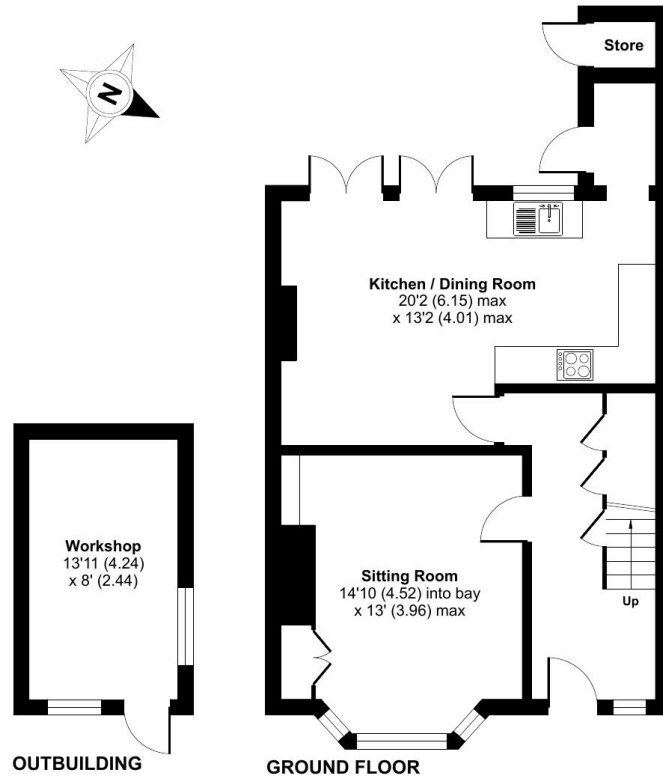
EPC RATING – C


LOCAL AUTHORITY – Bristol City Council
1993 could be subject to review.

COUNCIL TAX BAND C £3,007.05 (2023/24) * Bandings for properties altered/extended since 1st April

Melbury Road, Bristol, BS4

Approximate Area = 1129 sq ft / 104.8 sq m
Outbuilding = 120 sq ft / 11.1 sq m
Total = 1249 sq ft / 115.9 sq m
For identification only - Not to scale



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1102968

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