



**31 Clyde Road, Bristol, BS4 3DH**

**£300,000**



- Victorian Terrace
- Two Double Bedrooms
- Open Dining Room
- Upstairs Shower Room
- Hillcrest Catchment
- NO ONWARD CHAIN
- Sitting Room
- Kitchen
- Close to Arnos Vale
- Energy Rating - E

NO ONWARD CHAIN! A delightful Victorian Terraced home situated just off the Wells Road in a sought after pocket on the Knowle / Totterdown borders. The property has been well maintained and comprises a welcoming entrance hall, a sitting room with a gas fireplace, a spacious family / dining room stretching the full width of the house and an open, fitted kitchen with sky light. Upstairs there are two great size double bedrooms and a modern shower room. At the back of the property is a pretty two tiered, southerly aspect rear garden with a courtyard area and steps which lead up to a further decked area and grass. In addition, the property is located within the popular Hillcrest School catchment and is uPVC double glazed throughout. Early viewing is thoroughly recommended to fully appreciate and secure.

SITTING ROOM 10'08 x 11'07 max (3.25m x 3.53m max)

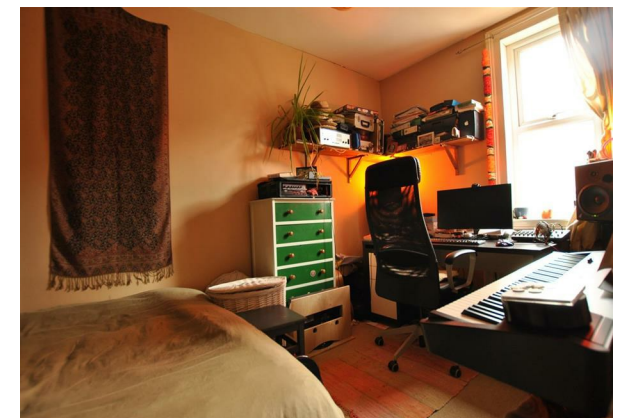
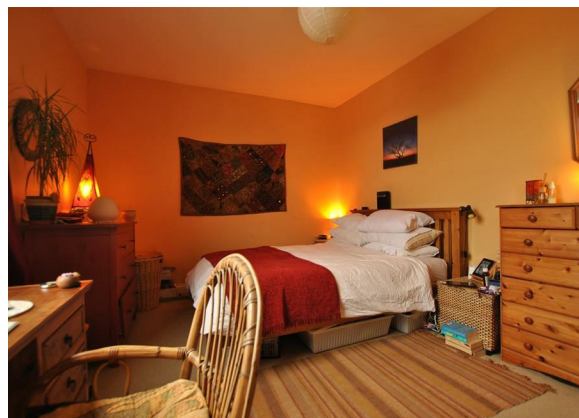
DINING ROOM 14'10 max x 10'07 (4.52m max x 3.23m)

KITCHEN 11'01 x 7'04 (3.38m x 2.24m)

BEDROOM ONE 14'10 max x 10'08 (4.52m max x 3.25m)

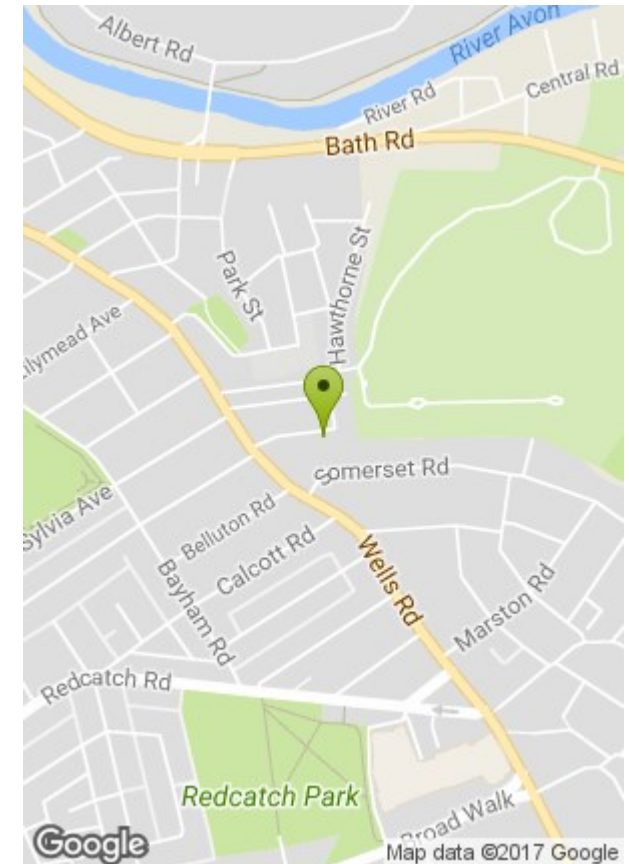
BEDROOM TWO 14'01 max x 7'07 (4.29m max x 2.31m)

SHOWER ROOM 7'09 x 6'10 max (2.36m x 2.08m max)









Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		72		67	49

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