



11 KNIGHTON ROAD,
SOUTHMEAD, BS10 5SE

GOODMAN
& LILLEY



A WONDERFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED HOME SITUATED CLOSE TO LOCAL EMPLOYERS, SUCH AS AIRBUS AND SOUTHMEAD HOSPITAL, GOOD LOCAL SCHOOLS AND LOCAL BUS ROUTES TO THE CITY CENTRE, GLOUCESTER ROAD AND CRIBBS CAUSEWAY.

Accommodation

Entrance Porch

Accessed by double glazed door with double glazed windows to both sides.

Entrance Hall

Double glazed doors from porch, stairs to first floor accommodation, doors to ground floor rooms.

Sitting Room

Doubled glazed window to the front, fire place, wooden effect flooring, door to the kitchen/dining room.

Extended Kitchen Dining room

A generous extended room separated into two areas with tile effect flooring throughout. A kitchen area with fitted wall and base units, sink unit, integrated appliances, plumbing for washing machine and dishwasher. Dining area suitable for large family dining with double glazed windows to the rear and double glazed double doors to the side.

Bathroom

Fitted with a modern three piece suit comprising of a bath with shower fitted over, low level WC, wash hand basin and double glazed window to side. Tiled walls.

First Floor

Landing

Doors to.

Bedroom 1

Double glazed window to the front aspect, built in wardrobes and door to en suite shower room.

En Suite Shower room

Fitted suite comprising of low level WC, wash basin and shower cubicle, velux window and extractor fan.

Bedroom 2

Double glazed window to rear.

Bedroom 3

Double glazed window to rear. Stairs to loft room.

Loft Room

Double glazed window to the rear, restricted head height.

Outside

Front Garden

Fully enclosed by a boundary wall and gate which provide access to a driveway for parking, lawn area and access to side garden via gate.

Rear Garden

An attractive rear garden enclosed by wall and fence, comprising of lawn and patio areas and central path to its far end and a generous outbuilding.

Outbuilding

Of timber construction with window and door facing the rear garden, with power and light..

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- End Terrace Home
 - Three Bedrooms
 - Loft Room
 - Side and Rear Gardens
 - Extended Accommodation
 - Generous Extended Kitchen / Dining Room
 - Large Garden Out House
 - Driveway Parking

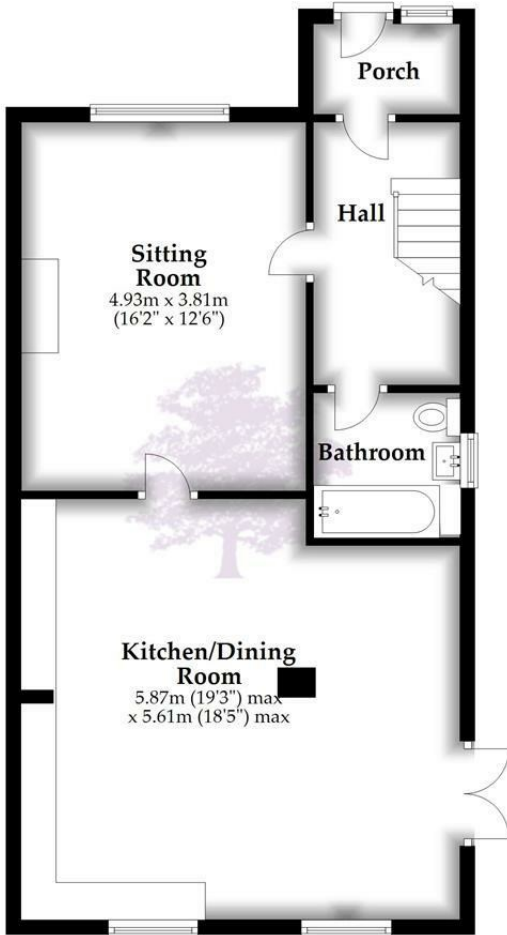


£320,000



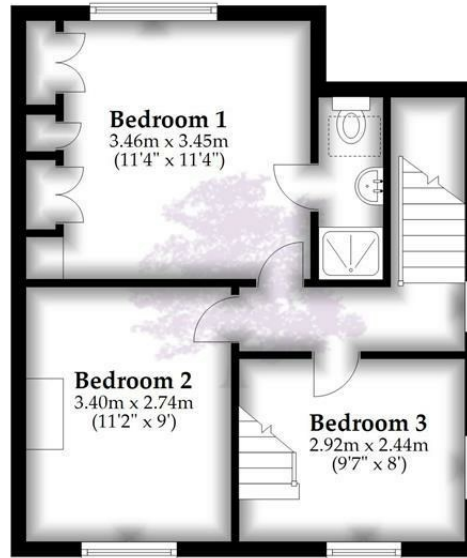
Ground Floor

Approx. 65.0 sq. metres (699.5 sq. feet)



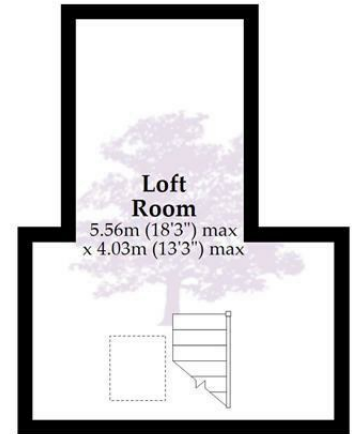
First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Second Floor

Approx. 17.8 sq. metres (191.6 sq. feet)



Total area: approx. 120.3 sq. metres (1294.7 sq. feet)

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