



35 Brecknock Road, Bristol, BS4 2DE

Price Guide £500,000

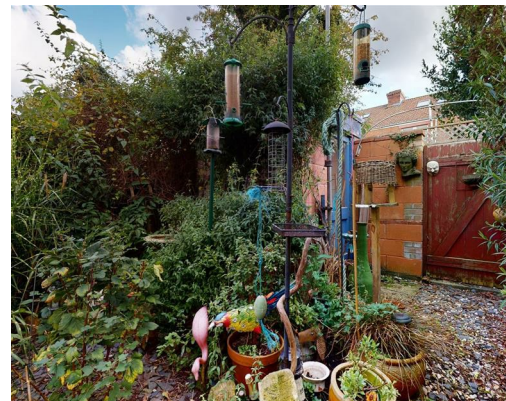
SHORT WALK TO PERRETT'S PARK!! A charming double bay fronted Victorian Terrace home situated on one of the most sought after roads in Knowle, Brecknock Road. The property would be perfect for a growing family and comprises an entrance vestibule with original floor tiles, a welcoming entrance hallway with stripped floorboards, a bay fronted sitting room and an additional family room, both with period style fireplaces, a separate dining room and a kitchen. Upstairs, there are three DOUBLE bedrooms, the master benefits from an ensuite shower room, and a white family bathroom. There is currently an original loft room which could be converted into a fourth bedroom, subject to the necessary planning consent. Outside, there is a low level wall enclosed front garden where there is a mature tree and an enclosed back garden with rear access & a shed. Situated within a short walk of Wells Road with it's independent shops & eateries and Perrett's Park at the end of the road, this property has so much to offer the growing family.

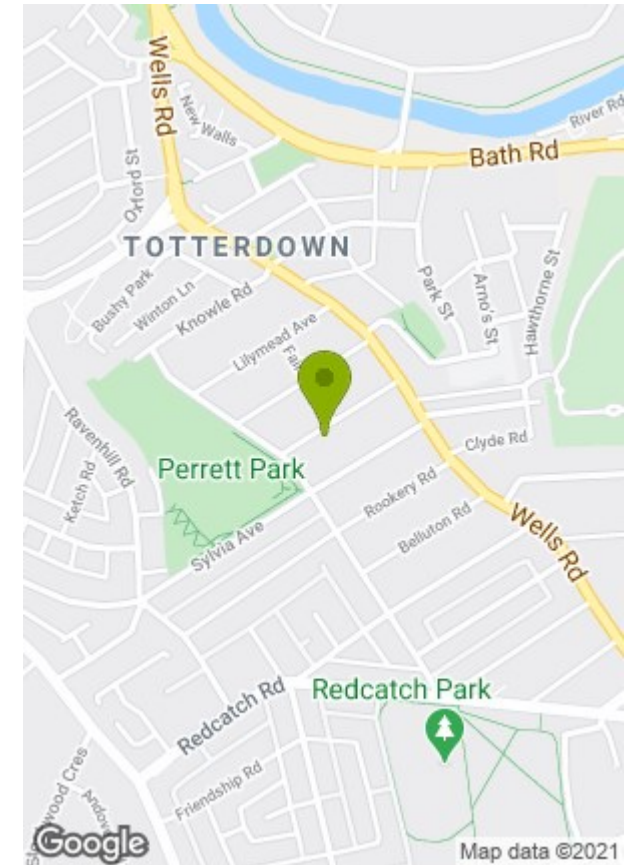
- 3D VIRTUAL TOUR
- Three DOUBLE Bedrooms
- Original Loft Room
- Enclosed Rear Garden
- Close To Perrett's Park
- Victorian Terrace Family Home
- Bay Fronted Sitting Room
- Separate Dining Room
- White Bathroom & Ensuite
- Energy Rating - TBC



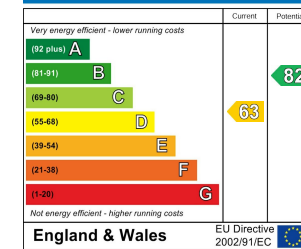
- SITTING ROOM 16'03 bay x 12'09 max (4.95m bay x 3.89m max)
- FAMILY ROOM 13'06 x 11'04 max (4.11m x 3.45m max)
- DINING ROOM 16'04 x 10'09 (4.98m x 3.28m)
- KITCHEN 9'10 x 10'06 (3.00m x 3.20m)
- BEDROOM ONE 16'08 bay x 16'02 max (5.08m bay x 4.93m max)
- ENSUITE 3'06 x 8'02 (1.07m x 2.49m)
- BEDROOM TWO 9'11 x 11'03 (3.02m x 3.43m)
- BEDROOM THREE 13'03 x 10'07 max (4.04m x 3.23m max)
- BATHROOM 8'03 max x 7'05 max (2.51m max x 2.26m max)



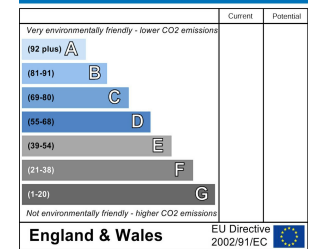




Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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