

2 Bed End Of Terrace In Martock Road Knowle, Knowle, Bristol, BS3 5QL £380,000





SHORT DESCRIPTION

Property Ref: 17410 We are pleased to present an exceptional located at 4 Martock Road, Bedminster, Bristol, BS3. This wonderful residence boasts with 2 bedrooms, (can easily be turned to 3 bedroom, as it was) 2 bathrooms, (can convert the toilet upstairs back to the 3rd bedroom and enlarge the toilet downstairs) 1 living room, separate dining room fully-fitted kitchen offering ample space for comfortable living. Additionally, along with the convenience of a parking at the back of the property, while you can use the front road to park another car. It is benefitting from a 2 year old Gas Central Heating. The walls are newly noised insulated. Positioned in a prime location, this property offers easy access to a range of local amenities like takeaways, gp clinic, pharmacies, convenient stores, B&Q, Screwfix, Carpet centres, malls, super market, library, schools, colleges, sixth form, even hospitals and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and colleges enhances its appeal, providing families with access to excellent educational opportunities. The extra land in the right side of the property can be converted to another small accommodation, subject to planning. The enclosed garage at the back of the property can be converted to another separate accommodations (Air B&B), like what the neighbours did. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Property Type: End of Terrace Full selling price: £380000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: B EPC rating: C Measurement: 996 sq.ft. Outside Space: Front Garden, Patio Parking: Garage, Rear Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted -----

2

Bed Room(s)

2

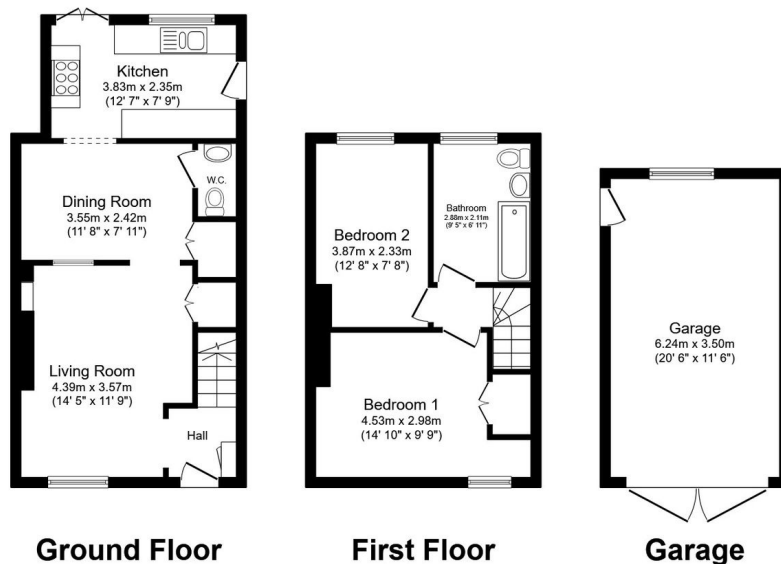
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 92.5 sq.m. (996 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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