



urbanlighthouse  
INDEPENDENT ESTATE AGENT

Calcott Road,  
Knowle,  
Bristol,  
BS4 2HD

£550,000

**Lobby 3'9 x 6'**

1.14 x 1.83m

**Entrance Hall****13'9 x 6'1 min**

4.2 x 1,85m min

**Lounge 1****16'9 into bay x 13'5**

5.11 x 4.09m

**Kitchen/Diner 14'8 max x 20' max**

4.47 x 6.1m max

**Downstairs Shower****Room/WC 5'2 x 7'8** 1.57 x 2.34m**Bedroom 1****16'8 into bay x 12'6**

5.08 x 3.81m

**Bedroom 2 14'8 x 12'6**

4.47 x 3.81m

**Bedroom 3 9'10 x 7'1**

3 x 2.16m

**Bathroom 7'2 x 8'**

2.18 x 2.44m

**Bedroom 4 (loft conversion) 21'1 max x 10'6 max**

6.43 x 3.2m max

**En suite 9'3 x 5'4**

2.82 x 1.63m



TOTAL FLOOR AREA: 1498 sq. ft. (139.5 sq. m.) approx.

These plans are provided for your information and are not intended to be used as a guide for any specific purpose. The plans are for general guidance only and should be used in conjunction with the property particulars. The boundaries, locations and dimensions shown have not been tested and are given as a guide only. (C100)

A beautifully presented 4 bedroom 1930s 'Chard' built family home, with north westerly enclosed rear garden. Generous rooms with large windows are a feature of this style, with wood burner, exposed floorboards, and original doors, not least the front door and stained glass windows all contributing to the most welcoming of homes. Ground floor - hall, lounge, kitchen/diner, downstairs shower room/wc; first floor - 3 bedrooms, bathroom; second floor - building regs compliant double bedroom with en suite.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/knowle.html>