



38 Beckington Road, Lower Knowle, Bristol, BS3 5EB



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Stunning semi detached family home
- Spectacular city views to the rear
- Open plan lounge/diner with great views
- Three bedrooms
- Extensively renovated & extended
- 51 x 31'6 Delightful rear garden

An outstanding example of its type. A thoughtfully extended 3 bedroom semi detached family home occupying an elevated location with spectacular city views to the rear, including Victoria Park, Windmill Hill, the city and Ashton Court, with an additional raised deck from which best to enjoy the amazing views. The accommodation is spectacular with a stunning kitchen/dining room to the rear, with tri folding doors to the deck, separate lounge, utility/wc, garage & driveway to the front. Upstairs 3 bedrooms and stylish bathroom suite. No onward chain.

Front Garden/Driveway
18'10 x 31'
5.74 x 9.45m

Lobby 6' x 1'10
1.83 x 0.56m

Entrance Hall
8'9 x 6' min
2.67 x 1.83m min

Lounge
13'5 into bay x 13' max
4.09 into bay x 3.96m max

Open Plan
Kitchen/Dining Room
27'1 max x 12' max
8.26 max x 3.66m max

Utility/WC

First Floor Landing

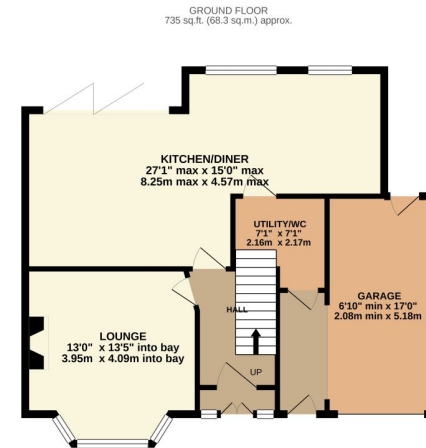
Bedroom 1
13'5 into bay x 10'10 min
5.09 into bay x 3.3m min

Bedroom 2
12' x 11'6
3.66 x 3.51m

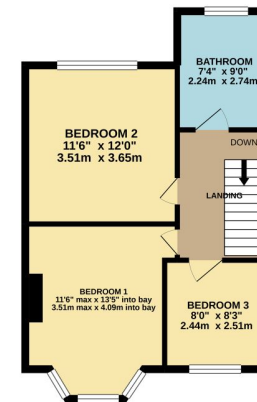
Bedroom 3
8' x 8'3
2.44 x 2.51m

Bathroom
9' x 7'4
2.74 x 2.24m

Garage
17'1 x 6'10 min
5.21 x 2.08m min



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0851-2818-7246-9423-0081>

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