



4 Belfast Walk, Knowle, Bristol, BS4 1LB



urbanlighthouse
INDEPENDENT ESTATE AGENT

- 1930s semi detached home
- Upstairs bathroom and downstairs wc
- Pleasant cul-de-sac position
- Three bedrooms
- Light and airy throughout
- Charming gardens

A cosy 3 bedroom semi detached family home, set within a pleasant cul-de-sac, off the beaten track, with pleasant gardens to 3 sides. The property briefly comprises; entrance lobby, living room, kitchen, downstairs wc, rear lobby; upstairs 3 bedrooms and a bathroom. The property is not in show home condition, but has a homely charm, and has the very useful additional benefit of an easily accessible loft space (via pull down ladder) with velux window, radiator and basin.

Entrance Lobby
1.9 x 2m max
6'2 x 6'6 max

Lounge
3.79 x 4.01m max
12'5 x 13'2 max

Kitchen
2.33 x 4.4m
7'7 x 14'5

Downstairs WC
1.26 x 0.8m
4'1 x 2'7

Rear Lobby
0.84 x 0.86m
2'9 x 2'9

Bedroom 1
3.78 max x 2.84
12'4 x 9'3

Bedroom 2
2.34 x 3.14
7'7 x 10'3

Bedroom 3
2.8 x 2.43 max
9'2 x 7'11 max

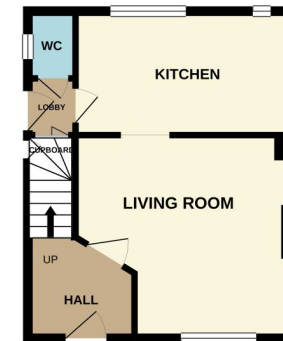
Bathroom
1.33 x 2.1
4'4 x 6'10

**Front, side & rear
gardens**

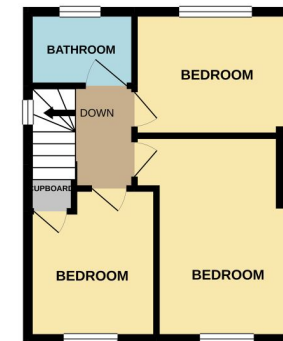
Off street parking



GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.
While 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. The 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/8106-7223-4360-0666-5926>

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