



2 Axbridge Terrace Redcatch Road, Knowle, Bristol, BS4 2AF



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INDEPENDENT ESTATE AGENT

- Modern terraced home
- Laid out over three floors
- Stunning open plan living area
- Four bedrooms
- Bathroom, en suite and downstairs wc
- Light and airy

A well presented, light and airy four bedroom modern townhouse, laid out over three floors, with a stunning open plan ground floor living area (6.79 max x 4.35m max), with the additional benefits outside of allocated off street parking to the front, and a generous 14.79 x 4.43m rear garden with southerly aspect. Briefly comprising; ground floor - entrance hall, downstairs wc, open plan kitchen/living area with patio doors overlooking and leading to rear garden; first floor - two bedrooms (one with en suite), bathroom; second floor - two bedrooms.

**Entrance Hall**

**Downstairs WC**

**Open plan living area;**

**Living area**

**6.79 x 4.35m**

22'3 x 14'3 max

**Kitchen area**

**4.84 x 2.22m**

15'10 x 7'3

**Outside**

**Rear Garden**

**14.79 x 4.43m**

47'6 x 14'3

**Off street parking**

**Bedroom 1**

**4.17 max x 3.24m max**

13'8 max x 10'7 max

**en suite**

**2.78 max x 1.54m max**

9'1 max x 5' max

**Bedroom 2**

**2.9 x 4.35m**

9'3 x 14'3

**Bedroom 3 (restricted height)**

**3.42 max x 4.36m max**

11'2 max x 14'3 max

**Bedroom 4 (l-shpaed and restricted height)**

**3.42 max x 3.52m max**

11'2 max x 11'6 max



TOTAL FLOOR AREA: 1227 sq ft. (115.0 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and any other information provided in the particulars of sale. The accuracy, reliability and completeness of the information is not guaranteed. No liability can be accepted for any error or omission. Plans are for illustrative purposes only and should be used as a guide only. Plans are for illustrative purposes only and should be used as a guide only. Plans are for illustrative purposes only and should be used as a guide only.

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