



**30B POYNTZ ROAD
KNOWLE
BRISTOL BS4 1HH**

- Newly converted garden flat
- One bedroom
- Off street parking
- Double glazing
- Gas central heating
- No chain

Price £99,950

**Tel: 0117 980 3700
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www.clarkco.co.uk**

30b Poyntz Road, Knowle, Bristol BS4 1HH

ENTRANCE

Via part double glazed door into:

ENTRANCE HALL

LOUNGE 15'3" x 7'9"

Double glazed window to front, radiator.

KITCHEN 8'11" x 7'9"

Fitted with a range of wall and base units with roll edge work surfaces and tiled surround, built-in stainless steel electric oven and gas hob with extractor chimney over, single drainer sink unit with mixer tap, space for washing machine, wall mounted gas fired combination boiler, double glazed windows to side and rear.

BEDROOM 10'9" max. x 7'6" max.

Double glazed window to side, radiator.

BATHROOM

White suite comprising low level w.c., pedestal wash hand basin with tiled splashback, panelled bath with tiled surround with shower over, stainless steel towel radiator, opaque double glazed window to rear.

OUTSIDE

REAR GARDEN

Laid to decorative stones, enclosed by lap fence and hedge.

PARKING

Off-street parking to the side for two vehicles.

VIEWING ARRANGEMENTS

Strictly by appointment with Clark & Co Estate Agents

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