



**Robin King** Estate Agents  
**FOR SALE**  
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**72 Melbury Road,  
Knowle Park, BS4 2RP**

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## 72 MELBURY ROAD, KNOWLE PARK, BS4 2RP

A well presented 3 bedroom home on Melbury Road with 3 bedrooms, 2 reception rooms and garage.

**APPROX 1283 SQ. FT ACCOMMODATION AND GARAGING • 3 BEDROOMS • DOWNSTAIRS CLOAKROOM • DRIVEWAY AND GARAGE TO THE REAR • POPULAR AND FRIENDLY LOCATION • EASY ACCESS TO MAINLINE RAILWAY SERVICES AT BRISTOL TEMPLE MEADS (LONDON PADDINGTON 114 MINS)/BRISTOL AIRPORT/M5**

72 Melbury Road is a well maintained 3 bedroom home with garage and off street parking. The light-filled interior welcomes you from the moment you step through the door and has ample space for shoes and coats. There is a convenient cloakroom under the stairs and to the right of the hallway is a n inviting lounge with bay window. The open-plan kitchen/diner with white wall and base units and contrasting worktops at the rear of the home provides a perfect setting for gatherings and meals with loved ones.

Upstairs, there are 3 good sized bedrooms, two of which are doubles and the third a good sized single room which could be utilised as a home office or nursery. The main bedroom to the front of the property has a large bay window filling the room with natural light. The family bathroom completes the upstairs and has white floor and wall tiles, a bath with shower over and a convenient storage cupboard which houses the boiler.

Outside, the private garden can be accessed from the kitchen or through sliding doors in the rear reception room. There is a patioed area and lush lawn, while the added convenience of a garage with rear access adds to the appeal. To the front there is a driveway with path leading to the front door and a gravelled area providing off street parking.



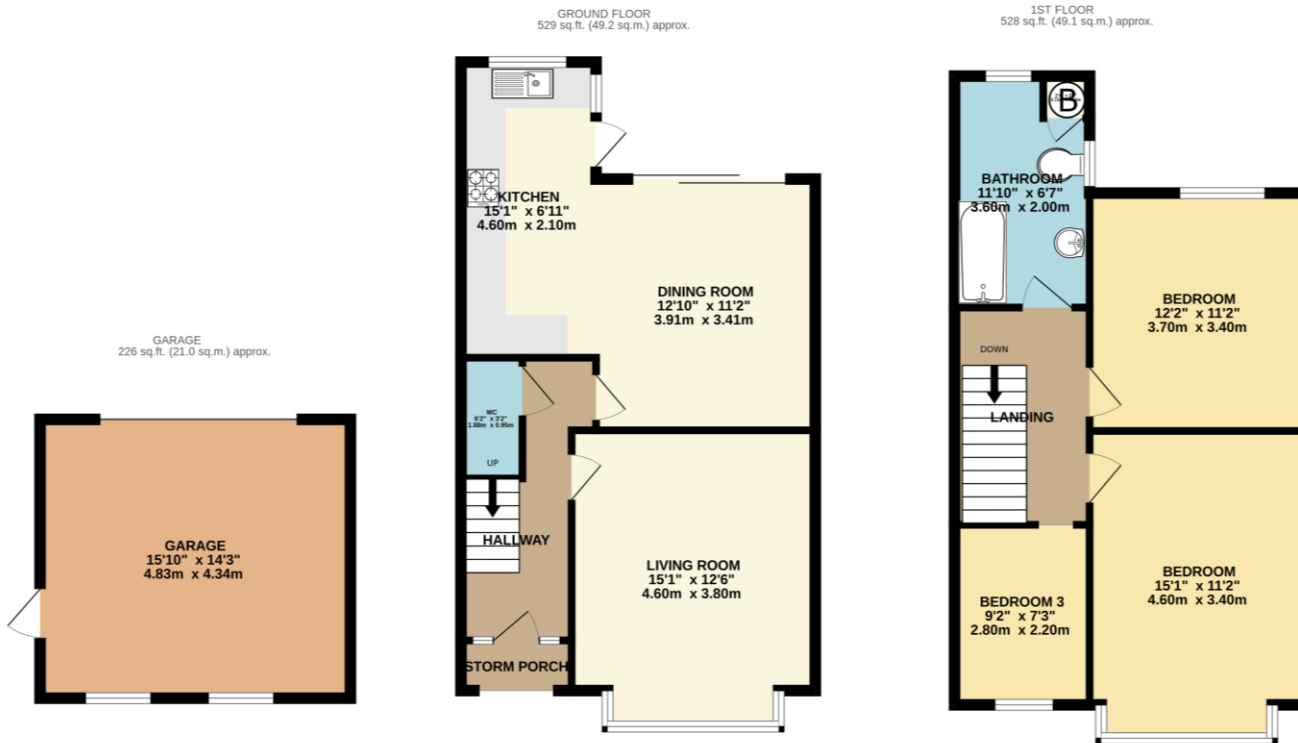


**Location** – Known for its spaciousness and serene atmosphere, Knowle is a highly desirable place to live, especially those looking for a bit more space and room to breathe without sacrificing city convenience. Knowle boasts a vibrant community ethos and expansive green spaces, including the picturesque Arnos Vale Cemetery,, scenic Redcatch Community Garden and Park, and Perrets and Victoria Park which offer incredible city views. It also offers an array of local shops, eateries, and pubs together with excellent local schools, making it a highly desirable location for families. Furthermore, its proximity to Bristol city centre ensures that residents enjoy easy access to a broader spectrum of shopping, dining, and entertainment options, as well as seamless transportation links to the rest of the city and beyond.

**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

**SERVICES** – All Mains Services  
**EPC RATING** – D  
**LOCAL AUTHORITY** – Bristol City Council  
**COUNCIL TAX BAND C**



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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