estate agents auctioneers

hollis morgan

HFF, 29 Selworthy Road, Knowle, Bristol, BS4 2LF

£260,000

BACK TO MARKET 8th October - A very attractive hall floor period conversion with raised decked area and generous rear garden.

- Sought after location
- Converted property
- Contemporary décor
- Large Kitchen
- Separate utility room
- Double bedroom
- Spacious reception room
- Large back garden with decking

The Property
This beautifully converted ground-floor flat offers generous living space within a classic Victorian terraced property, ideally located in this highly sought-after area of Knowle. With excellent transport links to both Bristol city centre and Bath, it is perfectly positioned for convenience and lifestyle.
At the front of the home, the elegant reception room is bathed in natural light from a striking bay window. Original features such as intricate cornicing and lovingly restored wooden floorboards add warmth and character, creating a welcoming and stylish living area.
The spacious kitchen blends modern design with timeless charm, featuring contemporary grey shaker-style units, light countertops, and soft green metro-tiled splashbacks. Integrated appliances include a dishwasher, double oven, electric hob, and extractor hood. There is ample room for a large dining table, perfect for hosting.
Just off the kitchen, a separate utility area provides additional practicality, while the adjacent shower room is fully tiled and fitted with a modern three-piece suite including a WC, vanity basin, and shower enclosure.
To the rear of the flat, the generously sized bedroom enjoys a peaceful outlook over the garden. It benefits from the same beautiful wooden flooring and includes a built-in wardrobe for added storage.
A true highlight of this home is the expansive private garden, accessed via a raised wooden deck from the utility area. The deck offers plenty of space for outdoor dining and entertaining, while a few steps lead down to a lush lawn bordered by mature trees and shrubs creating a tranquil and secluded retreat.

The Location
Knowle is a lively and popular area located in the South of Bristol. Known for its strong community spirit it's a highly sought after location for young professionals and families alike. Knowle has excellent transport links, with easy access to the city centre with a nearby train station in Bedminster, providing regular services to Bristol Temple Meads. Nearby Wells Road is the heart of of the area and offers a fantastic range of independent shops, cafes, and restaurants, there are plenty of green spaces nearby, including the popular Victoria Park, which offers tennis courts, a skatepark, and a children's play area. Knowle is also just a short distance from Bristol's city centre and Harbourside district which offer a fantastic range of shops, restaurants, and cultural attractions.

Other Information
Leasehold: 999 years from 5 December 1981
Council Tax Band: A

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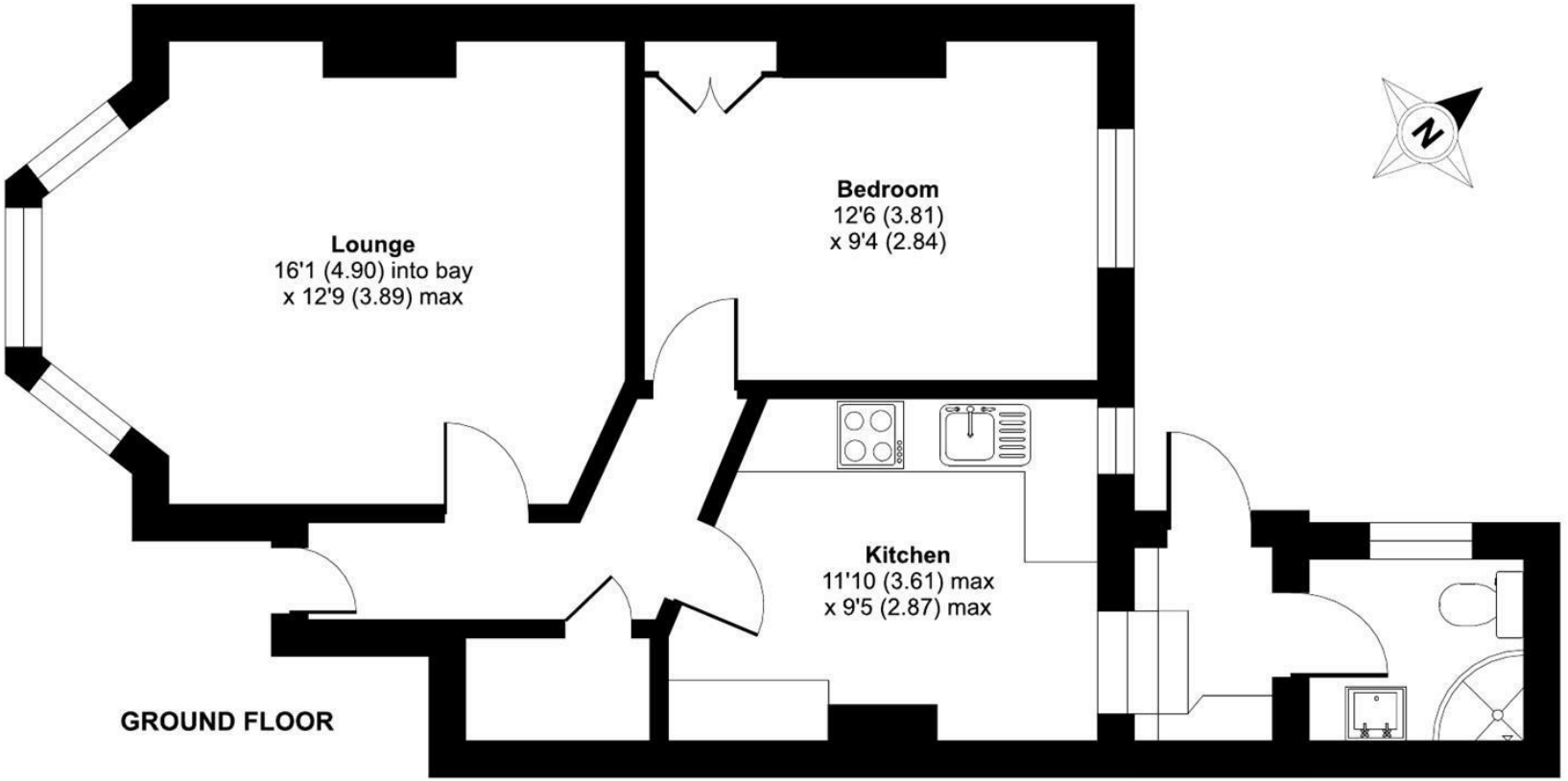
Selworthy Road, Bristol, BS4

Approximate Area = 538 sq ft / 50 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF:1325848

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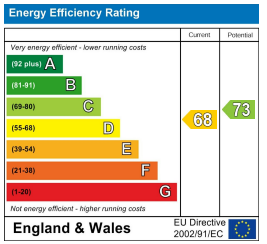

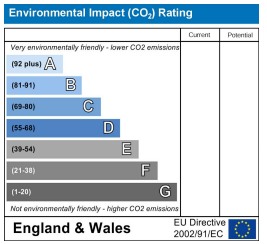

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