



Ravenhill Avenue, Knowle

£400,000



- Charming 1930s Terrace Home with Huge Potential
- Three Bedrooms
- Kitchen & Bathroom
- Garage
- A Stone's Throw from Perrett's Park

- Scope to Extend & Attic Conversion (STPP)
- Two Reception Rooms
- Large Rear Garden
- Sought After Location
- Energy Rating - TBC

#### Charming 1930s Terrace Home with Huge Potential – Ravenhill Avenue, Lower Knowle

Nestled on the highly sought-after Ravenhill Avenue in Lower Knowle, this 1930s terraced home presents a fantastic opportunity for buyers looking to create their dream property.

Requiring full refurbishment throughout, the home currently offers three well-proportioned bedrooms, a family bathroom, a separate sitting room and dining room, and a kitchen. With scope to extend and reconfigure (subject to necessary consents), there is potential to transform this property into a spacious four-bedroom family home.

To the rear, you'll find a generous enclosed garden—perfect for creating your own private outdoor haven. The property also benefits from a detached garage, accessed via a private lane.

Within a short distance of parks and green spaces including the beautiful Victoria Park, Redcatch Park and Community Garden, Perretts Park and Arnos Vale Cemetery, there are lots of options for an escape from the hustle & bustle of city life. The area is easily commutable with the City Centre approximately 35 minutes on foot and Temple Meads Station 25 minutes on foot. The area is also well equipped for Schools and local amenities with Victoria Park Primary being a 12 minute walk away and with the Wells Road offering popular bars, cafes and restaurants such as Totterdown Canteen, Fox & West, Southside and Acapella. The Victoria Park pub is also just a short walk away and is a great spot for a Sunday lunch or a glass of wine in the garden.

This is a rare chance to add value in a desirable residential area.

Living Room 14'6" into bay x 13'9" into recess (4.43 into bay x 4.20 into recess )

Kitchen 8'5" x 8'3" (2.57 x 2.54 )

Dining Room 12'7" x 11'4" into recess (3.84 x 3.47 into recess)

Bedroom One 14'11" into bay x 12'7" into recess (4.56 into bay x 3.85 into recess)

Bedroom Two 12'7" x 12'6" (3.84 x 3.83 )

Bedroom Three 9'3" x 7'3" (2.84 x 2.21)

Bathroom 7'3" x 5'6" (2.21 x 1.68)

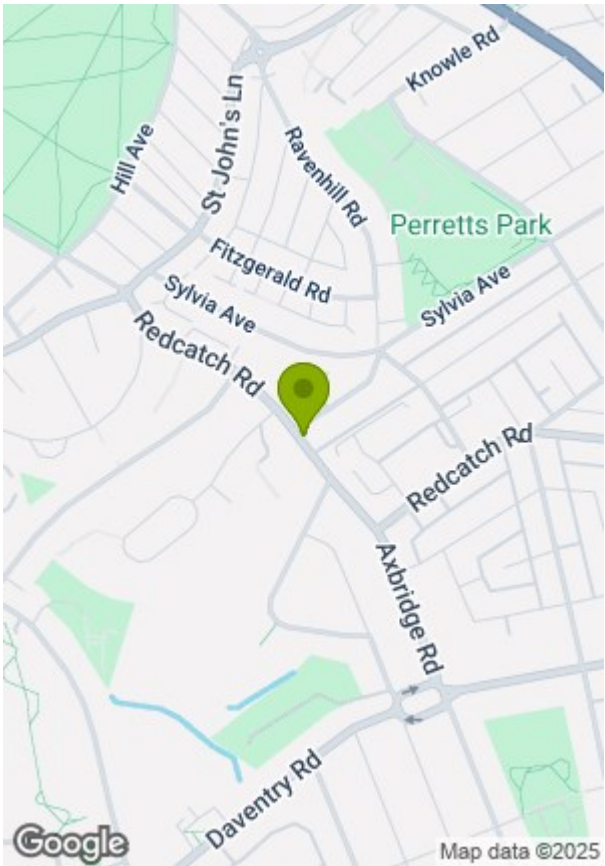
Tenure - Freehold

Council Tax Band - C









Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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