



35 Ravenhill Road, Bristol, BS3 5BW

Chain Free £385,000

- In Need of Updating
- Three Bedrooms
- Separate Dining Room
- Large Rear Garden
- NO ONWARD CHAIN

Offering an exciting opportunity for the discerning buyer, this property is ready for its new owner to put their own stamp on it. Requiring some updating, the home offers excellent potential to create a fabulous family residence tailored to individual tastes and requirements.

The ground floor accommodation comprises a welcoming sitting room featuring a bay window, a separate dining room and a kitchen. Upstairs, there are two double bedrooms, a further single bedroom and a wet room. The loft also offers potential for conversion to create an additional bedroom, subject to obtaining the necessary planning permissions and local authority consents. Outside, the property benefits from both front and rear gardens. The generous rear garden provides an excellent space for entertaining family and friends, as well as offering scope for landscaping and further enhancement. With its well-proportioned accommodation, generous garden and exciting potential for improvement and extension, this property represents an excellent opportunity to create a wonderful family home.

Ravenhill Road is a sought after residential street located in Lower Knowle, a short walk from the beautiful Victoria Park, Redcatch Park & Community Garden and Perretts Park, all offering lots of options for an escape from the hustle & bustle of city life. The area is easily commutable with the City Centre approximately 30 minutes on foot and Temple Meads Station 20 minutes on foot. The area is also well equipped for Schools and local amenities with Victoria Park Primary School being a 10 minute walk away and with the Wells Road offering popular bars, cafes and restaurants such as Totterdown Canteen, Fox & West, Smokebox 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.

Sitting Room 13'10 max x 11'4 into bay (4.22m max x 3.45m into bay)

Dining Room 12'6 a 11'7 (3.81m a 3.53m)

Kitchen 15' x 8' (4.57m x 2.44m)

Bedroom One 12'6 max x 12'3 (3.81m max x 3.73m)

Bedroom Two 12'2 max x 11'5 (3.71m max x 3.48m)

Bedroom Three 8'8 x 7'9 (2.64m x 2.36m)

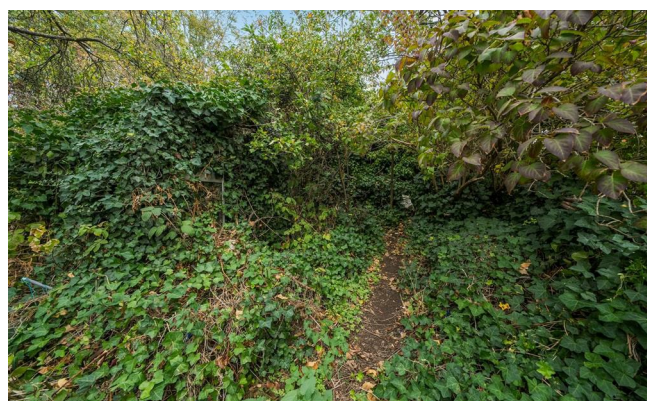
Bathroom 7'7 x 5'5 (2.31m x 1.65m)

Tenure - Freehold

Council Tax Band - B

- Terrace Family Home
- Bay Fronted Sitting Room
- Kitchen & Upstairs Bathroom
- Views Towards Victoria Park
- Energy Rating - C





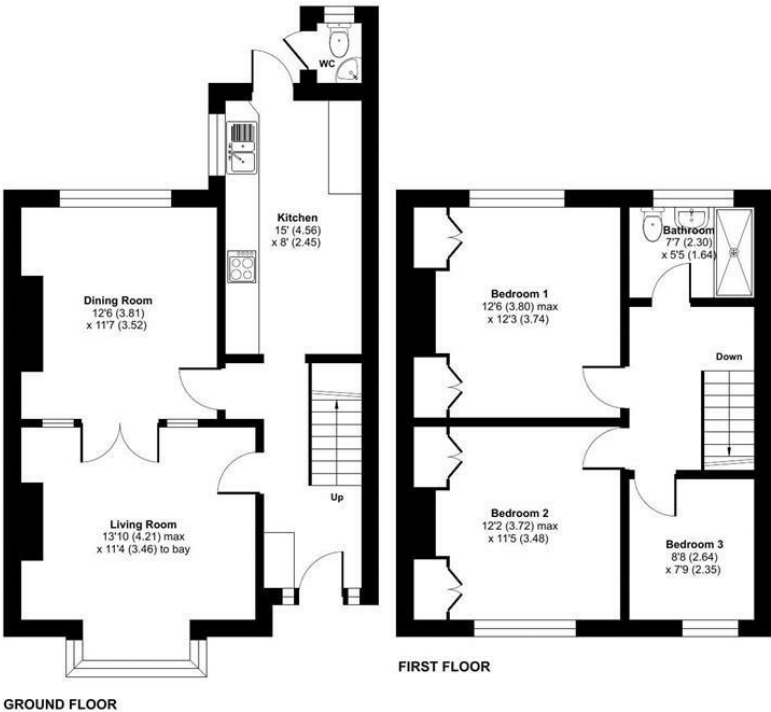
Ravenhill Road, Knowle, Bristol, BS3

Approximate Area = 1031 sq ft / 95.7 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 1041 sq ft / 96.6 sq m

For identification only - Not to scale

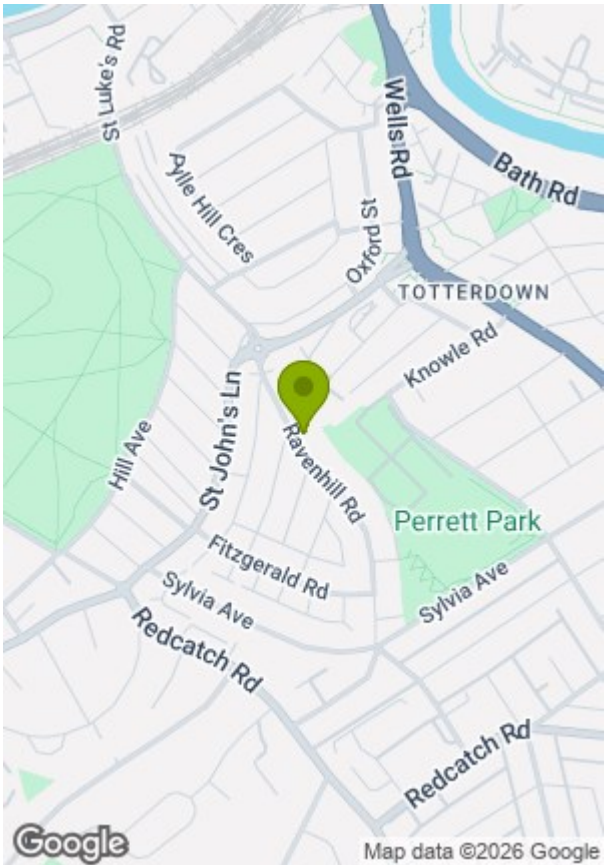


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1529553

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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