



26 Greenmore Road, Bristol, BS4 2LE

£475,000

- Period End Terrace Home
- Three Bedrooms
- Sitting Room
- Separate Dining Room
- Kitchen / Breakfast Room
- Downstairs W.C
- Upstairs Family Bathroom
- Great Value Offering Great Potential
- Enclosed Rear Garden with Potential Off Street Parking
- Energy Rating - D

Conveniently located just a short walk from Wells Road, the property enjoys easy access to an array of local amenities including Fox & West Deli, Acapella, Southside Bar and Bruhaha Bar, serving local craft beers. It is also on the doorstep of the beautiful Arnos Vale Cemetery – 45 acres of green space in the heart of Bristol – along with a choice of nearby parks. The highly regarded Knowle Pub is also within walking distance, popular for its community feel and Sunday lunches.

This charming home welcomes you through a vestibule into a spacious entrance hall, complete with practical space for coats and shoes. The hallway provides access to the ground floor accommodation, including a convenient cloakroom/WC. To the left, the generous living room is beautifully illuminated by a classic bay window and features an attractive period-style fireplace, creating a warm and inviting atmosphere.

The dining room provides an excellent space for entertaining, also benefiting from a period-style fireplace and useful understairs storage. A door leads through to the well-proportioned kitchen, with exciting potential to combine the two rooms to create a stunning open-plan kitchen/dining/family space, subject to the necessary consents. Beyond the kitchen is a practical utility room with direct access to the rear garden.

To the first floor are three generously sized bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room. A family bathroom completes the accommodation. Externally, the property boasts a good-sized rear garden, ideal for outdoor dining, entertaining, and family enjoyment. There is also potential to create off-street parking with access via Glens Avenue, subject to the relevant permissions.



Sitting Room 16 into bay x 12'5 max (4.88m into bay x 3.78m max)

Dining Room 13'8 x 9'11 (4.17m x 3.02m)

Kitchen 12'3 x 11'2 (3.73m x 3.40m)

Utility Room 8'7 x 5'8 (2.62m x 1.73m)

Bedroom One 16'1 into bay x 12'9 (4.90m into bay x 3.89m)

En-Suite Shower Room 13 x 8'7 (3.96m x 2.62m)

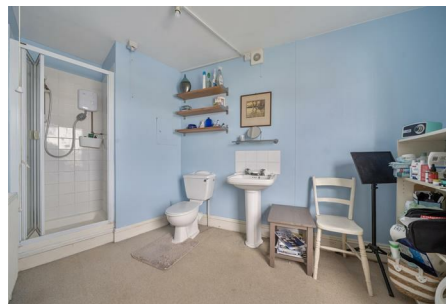
Bedroom Two 12'11 x 8'9 (3.94m x 2.67m)

Bedroom Three 9'5 x 6'2 (2.87m x 1.88m)

Bathroom 8'11 7'6 (2.72m 2.29m)

Tenure - Freehold

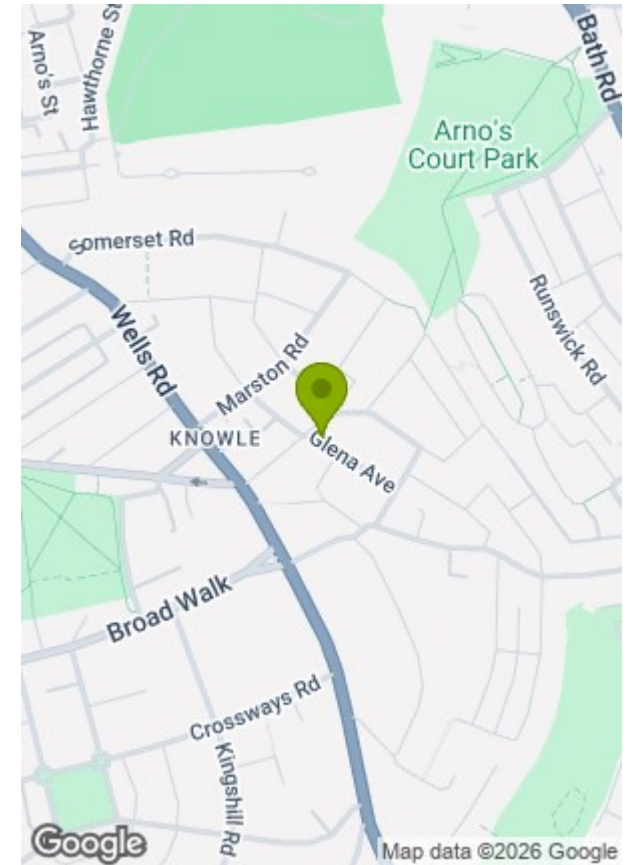
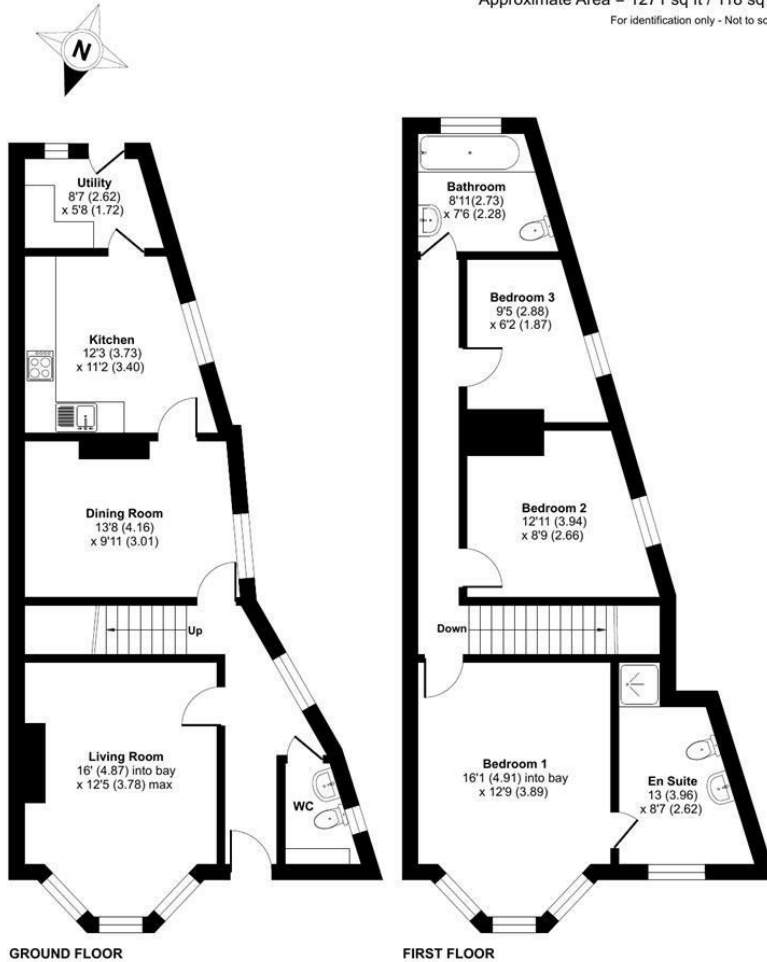
Council Tax Band - C





## Greenmore Road, Knowle, Bristol, BS4

Approximate Area = 1271 sq ft / 118 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
		64	80
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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