



Elgar Close, Knowle

£230,000

- **3D INTERACTIVE TOUR**
- **Two Bedrooms (Currently arranged as Three Bedrooms)**
- **Modern Kitchen / Dining Room**
- **Upstairs Bathroom**
- **Off Street Parking**
- **Semi Detached Home**
- **Dual Aspect Sitting Room**
- **Walk In Utility Cupboard**
- **Good Size Rear Garden**
- **Energy Rating - E**

Well-Presented Semi-Detached Home in Popular Knowle Location

Situated in a sought-after residential area of Knowle, this well-maintained semi-detached home offers spacious and versatile living ideal for a range of buyers.

The property welcomes you with a bright entrance hallway leading into a generously sized dual-aspect sitting room—perfect for relaxing or entertaining. The modern kitchen/dining room features contemporary units, along with a fitted oven, hob, and extractor fan, creating a stylish and functional space for everyday living.

A useful utility cupboard off the hallway provides space and plumbing for a washing machine and tumble dryer, as well as housing the gas central heating boiler.

Upstairs, the accommodation comprises a well-proportioned master bedroom and two additional rooms formed from the original second bedroom—one of which is windowless, offering potential as a study, nursery, or dressing room. A sleek, modern bathroom completes the first floor.

Outside, the property benefits from a good-sized garden, which is largely paved and there is a substantial shed with plenty of storage options, and pedestrian access leading to a designated parking area.

Early viewing is recommended to appreciate the potential and location of this appealing home.

Living Room 15'6" x 9'10" (4.74 x 3.00)

Kitchen/Diner 16'6" x 9'3" (5.05 x 2.84)

Utility 5'9" x 3'9" (1.77 x 1.161)

Bedroom One 13'7" x 9'9" (4.16 x 2.99)
Both at max (L Shaped)

Bedroom Two

Bathroom 9'3" max x 6'10" max (2.83 max x 2.09 max)

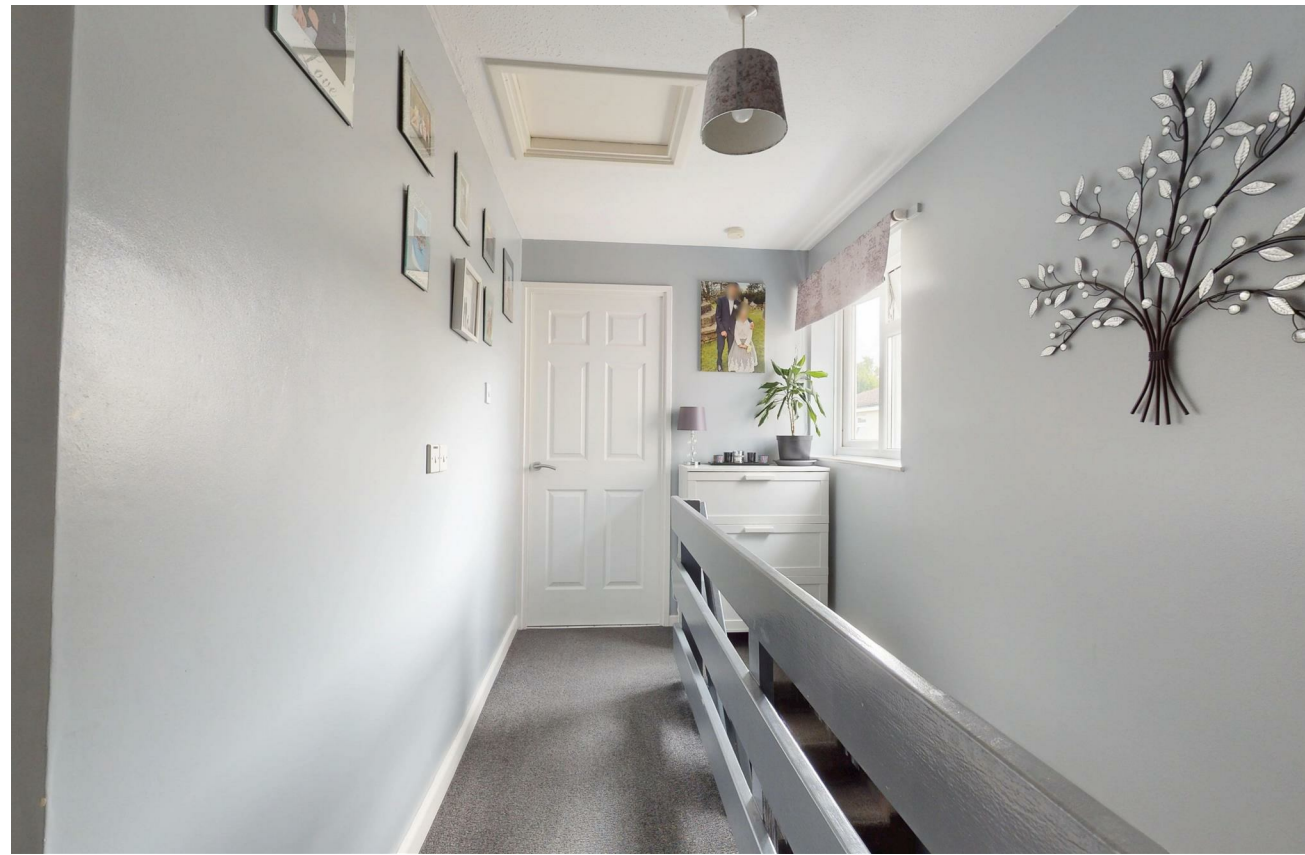
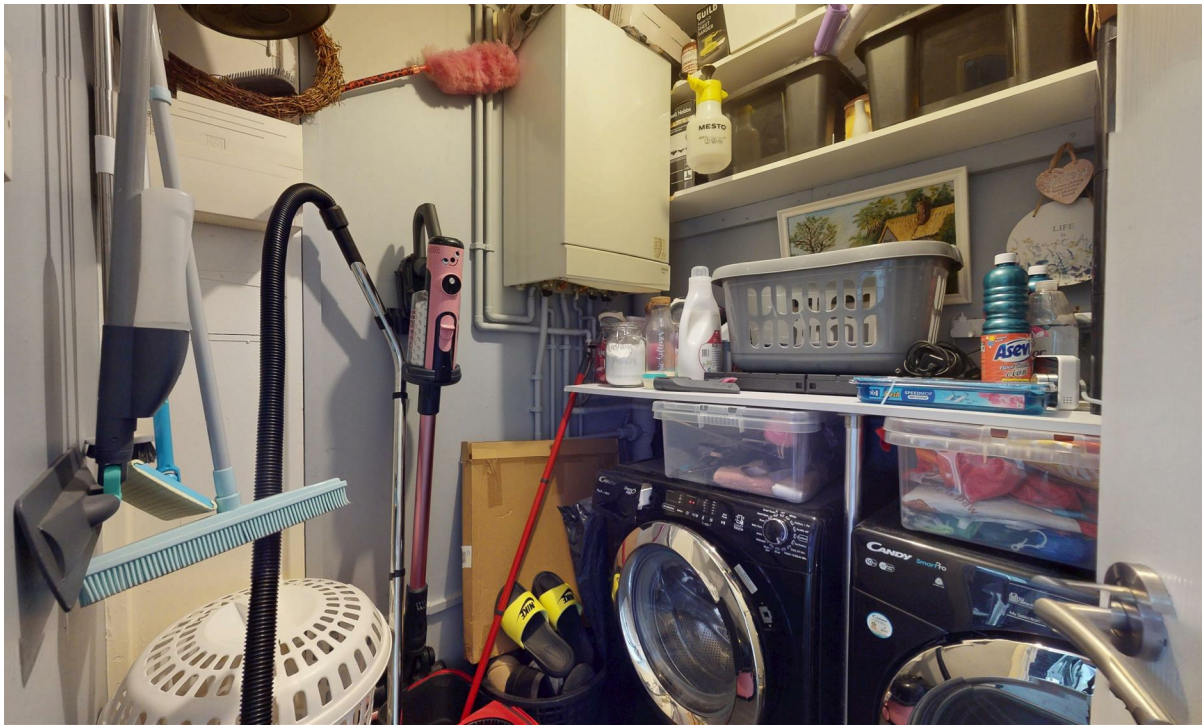
Tenure - Freehold

Council Tax Band - A

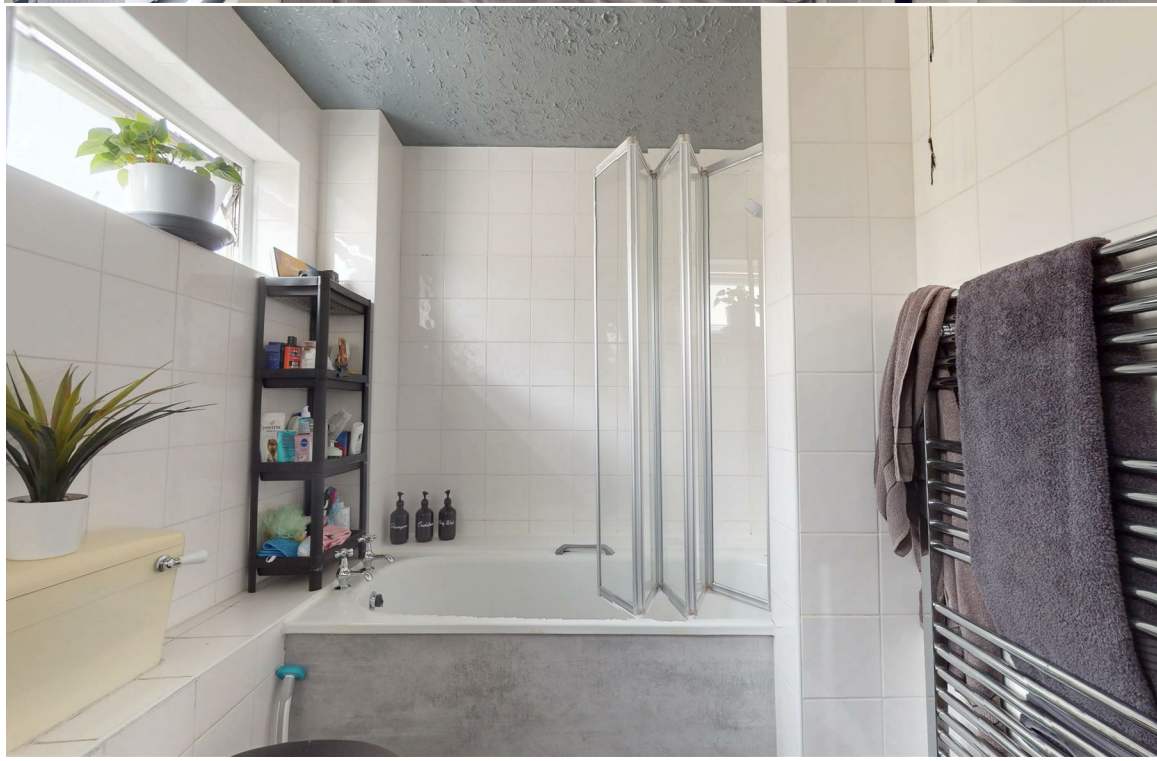






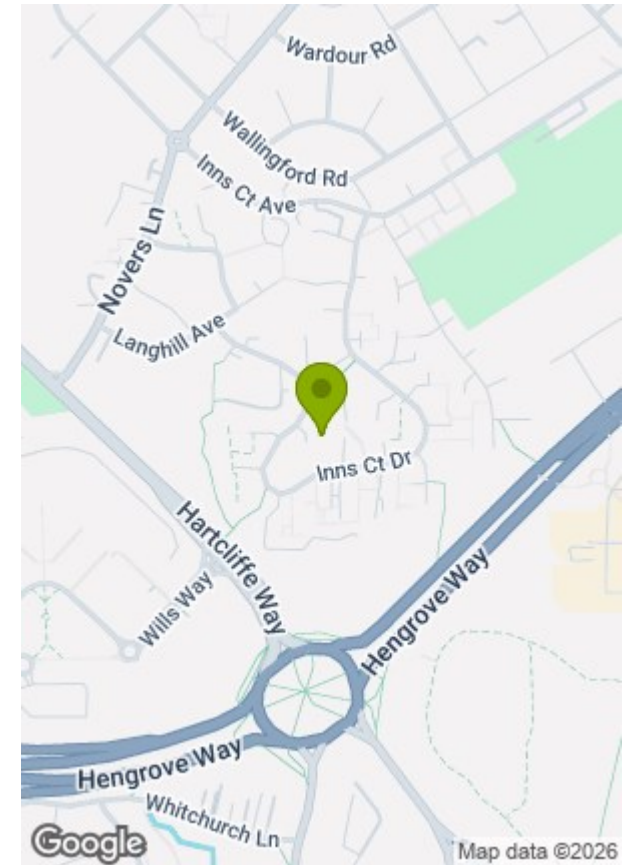








AWAITING FLOORPLAN



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		
	52	83
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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.