GREENWOODS property centre

SALES
LETTINGS
COMMERCIAL










**35 Ravenhill Road, Bristol, BS3 5BW**

**Chain Free £385,000**

GREENWOODS property centre

SALES
LETTINGS
COMMERCIAL

- In Need of Updating
- Three Bedrooms
- Separate Dining Room
- Large Rear Garden
- NO ONWARD CHAIN
- Terrace Family Home
- Bay Fronted Sitting Room
- Kitchen & Upstairs Bathroom
- Views Towards Victoria Park
- Energy Rating - C

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













GREENWOODS property centre

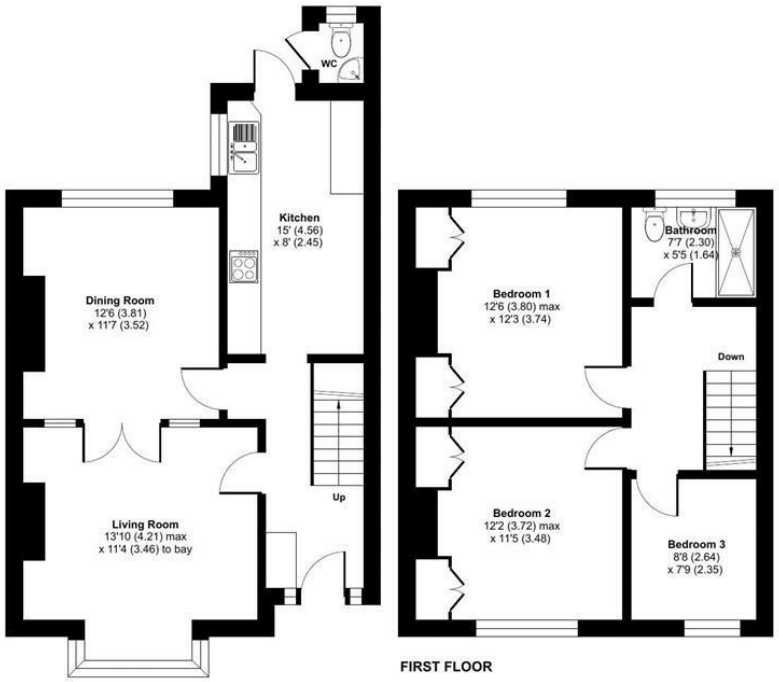
SALES
LETTINGS
COMMERCIAL

GREENWOODS property centre

SALES
LETTINGS
COMMERCIAL

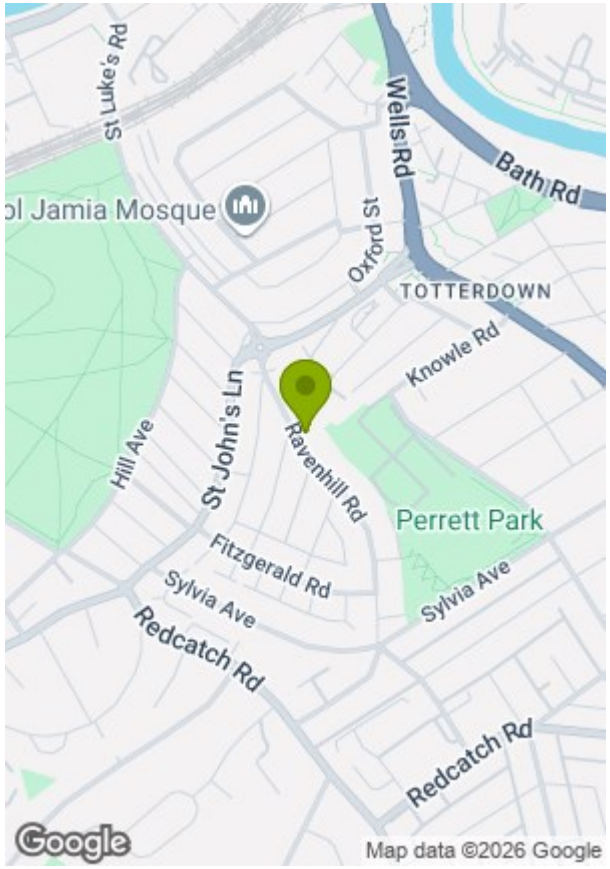
# Ravenhill Road, Knowle, Bristol, BS3

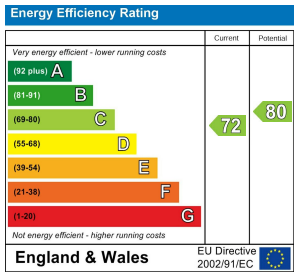
Approximate Area = 1031 sq ft / 95.7 sq m
Outbuilding = 10 sq ft / 0.9 sq m
Total = 1041 sq ft / 96.6 sq m
For identification only - Not to scale

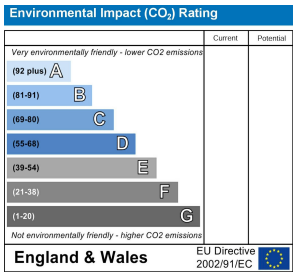



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwoods Property Centre. REF: 1529553 ©nichecom 2026.

GREENWOODS SALES · LETTINGS · COMMERCIAL




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 firms employment has the authority to make or give any representation or warranty in respect of the property.