



A lovely 1930's end terrace home which would suit a growing family, situated within a quiet cul-de-sac in Knowle. This property offers ample potential to be turned into a superb family home. comprising a sizeable hallway with exposed floorboards, from here you can access all rooms. The sitting room has a bay window, which allows plenty of natural light, the separate dining room overlooks the rear garden and has a tiled fireplace and a kitchen. Upstairs, there are two double bedrooms, a further single bedroom and a family bathroom. This property offers potential to convert the loft into an additional room subject to the necessary local authority consents. There is a generous sized garden at the rear, with a paved patio area and lawn, a great space for entertaining friends & family or for the kids to burn off some energy! There is vehicle access via a private lane and a garage could be reinstated or parking area created.

Victoria Park, Redcatch Park and Community Garden, Perretts Park and Arnos Vale Cemetery are all a short walk from the house, providing brilliant open spaces with beautiful views over Bristol. The area is easily commutable with Bristol City Centre and Temple Meads Station being approximately a 30 minute walk. The area also has lots of amenities on the doorstep with bars, cafes and restaurants such as Fox & West, Southside, Acapella and the award-winning Bank all being located on Wells Road. The highly regarded Knowle Pub and Victoria Park Pub are also just a short walk away, great spots for a Sunday lunch or just a quiet beer in the pub gardens.

A charming property on a desirable road, this home has much to offer and is not to be missed. Also offered with no onward chain, an early appointment to view is encouraged.

Living Room 16'7" into bay x 13'5" into recess (5.07 into bay x 4.11 into recess)

Kitchen 10'2" x 7'11" (3.10 x 2.43)

Dining Room 13'6" x 11'5" into recess (4.13 x 3.49 into recess)

Bedroom One 16'7" into bay x 12'2" into recess (5.07 into bay x 3.71 into recess)

Bedroom Two 13'7" x 11'6" (4.15 x 3.51)

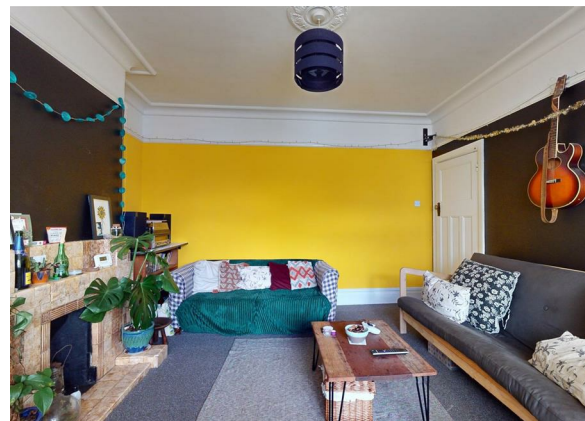
Bedroom Three 7'3" x 7'2" onto a wardrobe (2.22 x 2.19 onto a wardrobe)

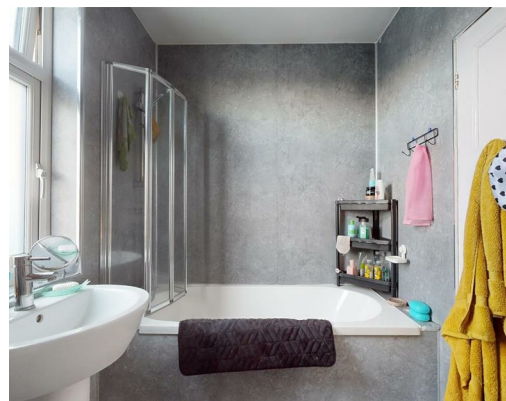
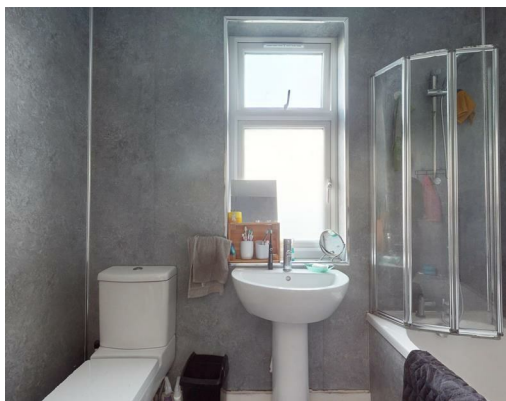
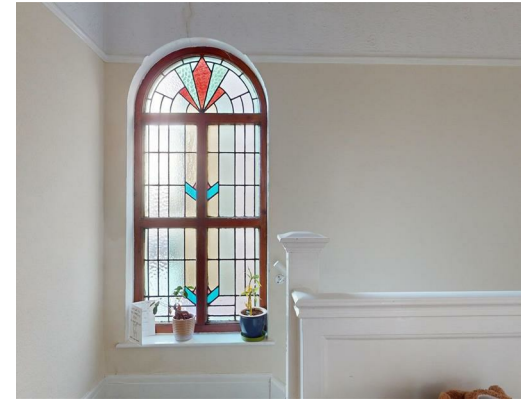
Bathroom 7'10" x 5'10" (2.39 x 1.80)

Council Tax Band - C

Tenure - Freehold

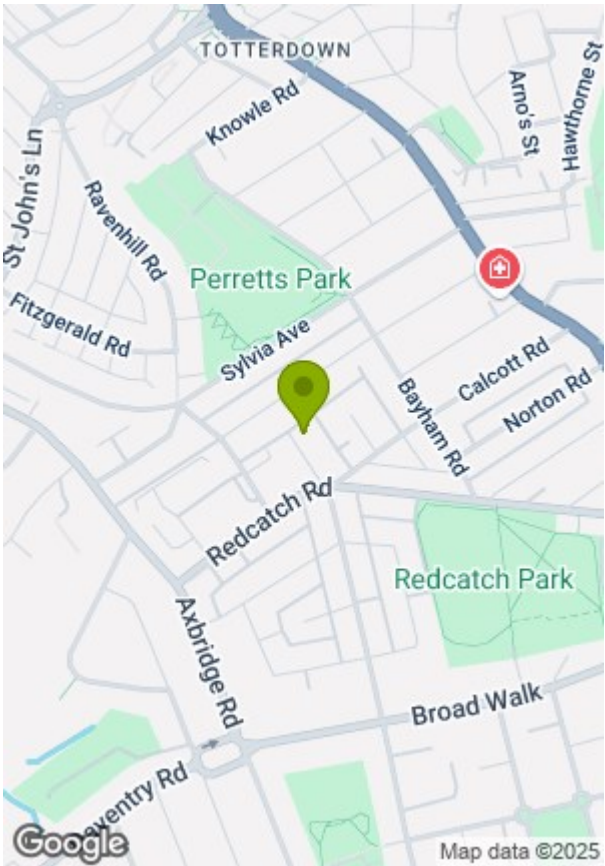
- **3D INTERACTIVE TOUR**
- **Quiet Cul-De-Sac Location**
- **Sitting Room with Bay Window & Separate Dining Room**
- **Sizable Front & Rear Gardens**
- **No Onward Chain**







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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