



Greenmore Road, Knowle

Offers In The Region Of
£325,000

- **3D INTERACTIVE TOUR**
- **Two Double Bedrooms**
- **Modern Kitchen**
- **Air Source Heat Pump**
- **No Onward Chain**

- **Modern Build Home with Off Street Parking**
- **Good Size Sitting Room**
- **Upstairs Bathroom with Separate Shower Cubicle**
- **Westerly Aspect**
- **Energy Rating - C**

Conveniently located within a short walk of Wells Road where you will find an abundance of local amenities including Fox and West Deli, Acapella, Southside Bar and the recently opened Bruhaha Bar serving local craft beers, and on the door step of the beautiful Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, and with a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city. The highly regarded Knowle Pub is a short walk away, a popular community hub for friends & neighbours to get together for a Sunday Lunch.

The perfect first time purchase, the property was built in 2018 and is offered with no onward chain! The accommodation comprises an entrance hall which opens into a good size sitting room. There is a modern kitchen, overlooking the rear garden, with an integrated oven, hob & extractor, whilst upstairs there are two double bedrooms and a modern bathroom complete with a separate shower cubicle. The rear garden is enclosed and decked with a westerly aspect, a great space for entertaining friends & family. There is gated rear pedestrian access via a lane and there is a metal bike parking stand, perfect for cyclists. Furthermore, the property benefits underfloor heating served by a air source heat pump.

Living Room 15'11" x 10'5" (4.86 x 3.20)
Rough measurements due to angled walls

Kitchen 12'5" x 6'9" (3.81 x 2.07)

Ground Floor Cloakroom 8'7" angled walls x 3'2" (2.62 angled walls x 0.97)

Bedroom One 13'3" x 11'1" (4.06 x 3.40)
Rough measurements due to angled walls

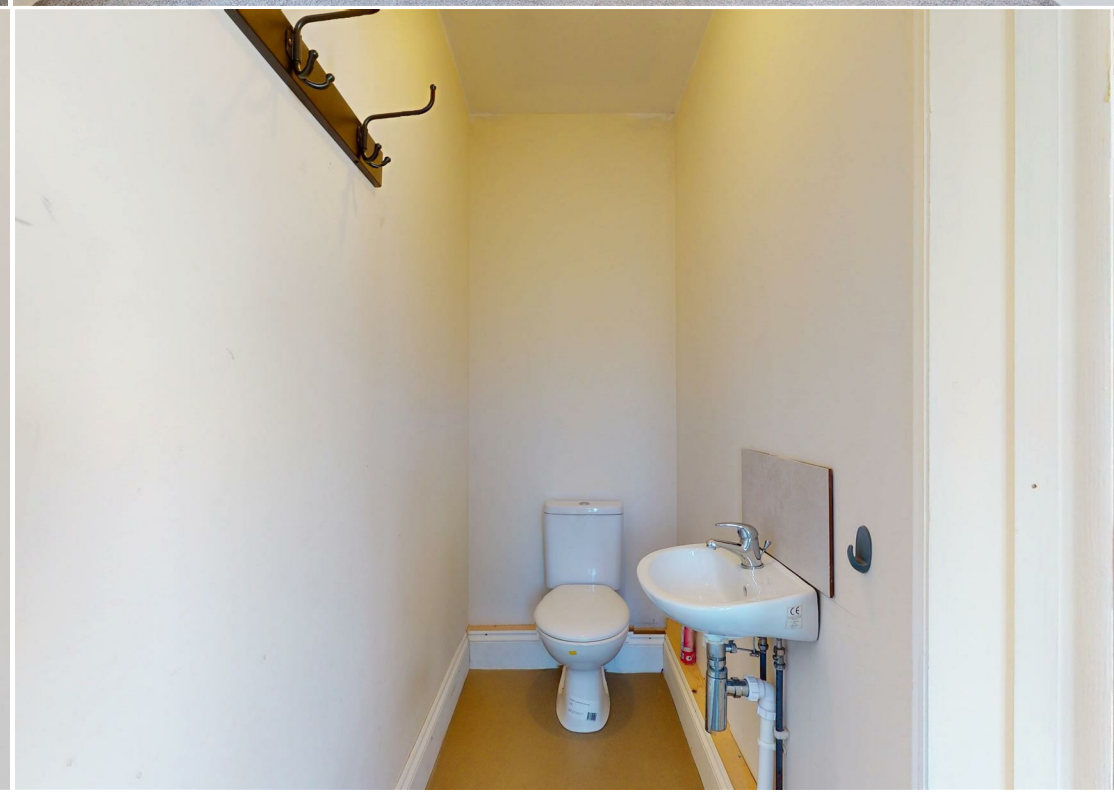
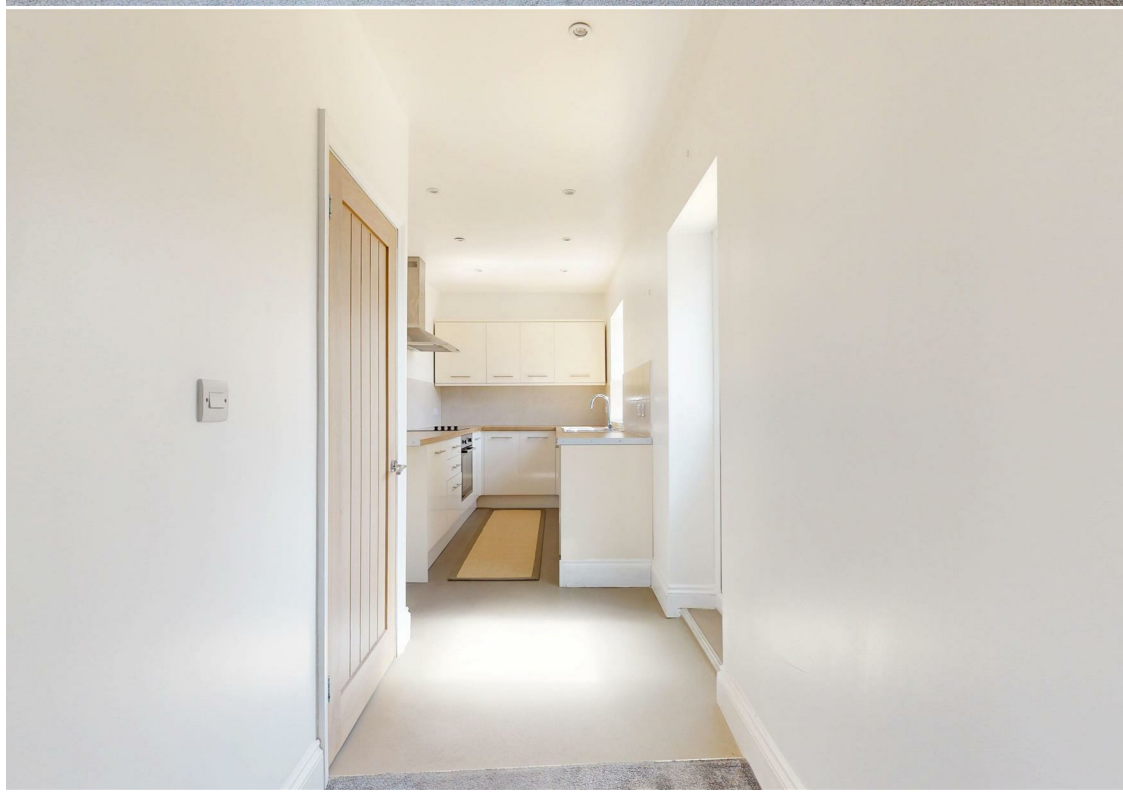
Bedroom Two 12'7" x 7'1" (3.86 x 2.17)

Bathroom 12'2" x 10'0" (3.72 x 3.05)
Rough measurements due to angled walls

Tenure - Freehold

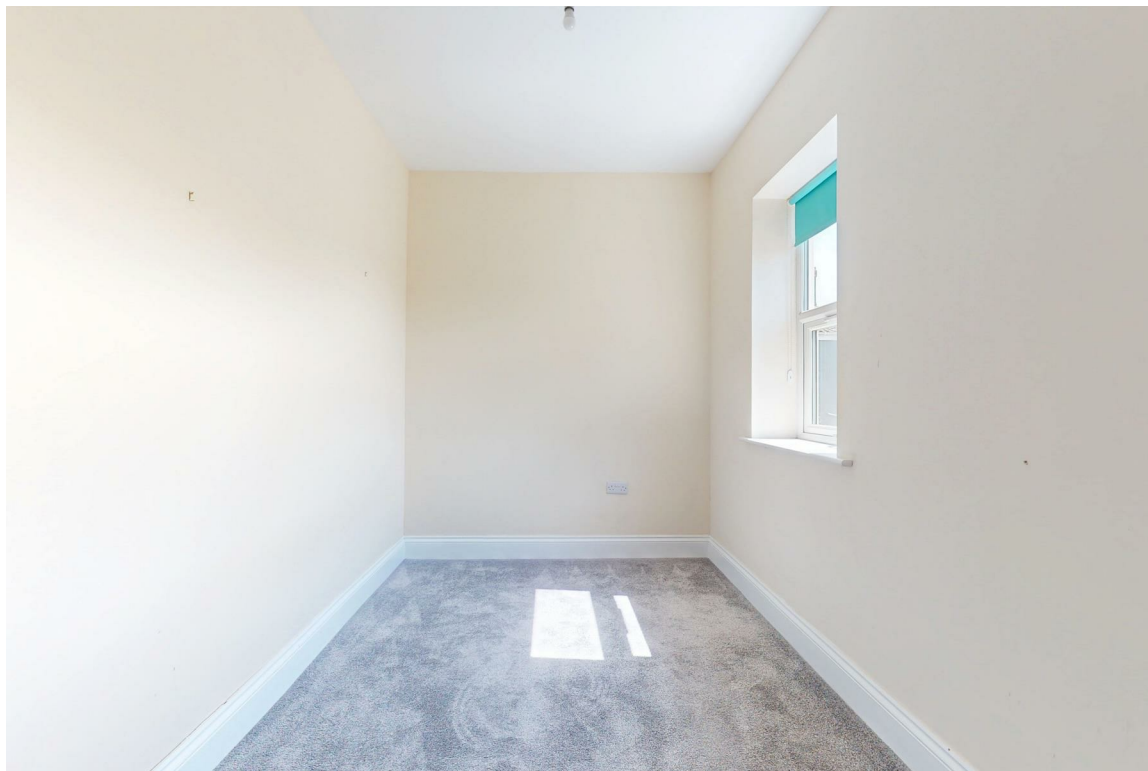
Council Tax Band - B





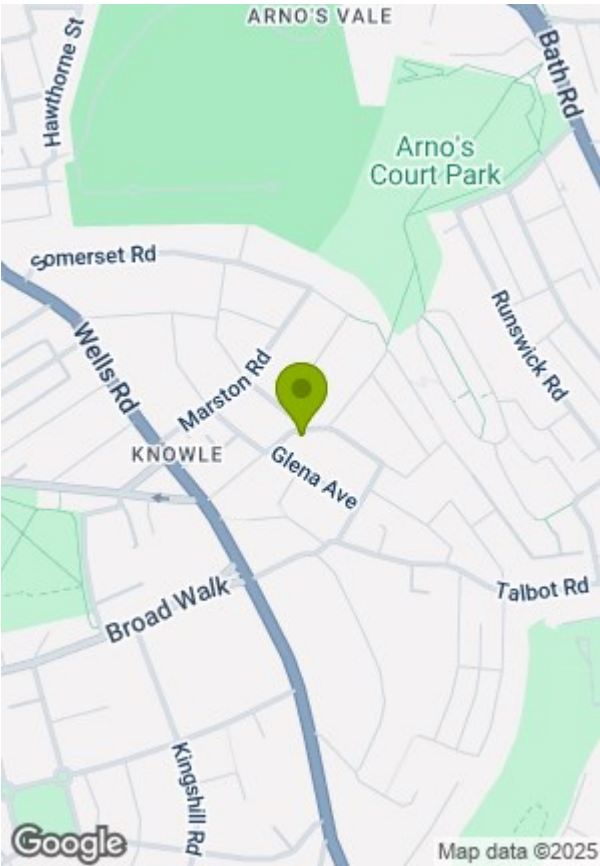








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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