



- **3D INTERACTIVE TOUR**
- **Three Bedroom Family Home**
- **Kitchen/Dining Room**
- **Upstairs Family Bathroom**
- **Short Walk to Knowle Park & Hillcrest Primary School's**
- **Overlooking Perrett's Park**
- **Sitting Room**
- **Shower Room & Utility Cupboard**
- **Southerly Aspect Rear Garden**
- **Energy Rating - F**

Located on Sylvia Avenue overlooking Perrett's Park offering unrivalled views towards Ashton Court, Clifton Suspension Bridge and the City of Bristol. The park offers a fantastic vantage point to watch the balloons take off from Ashton Court, walk the dog or just take time out with the family for a relaxing day in the sunshine. Situated just a short walk away from Wells Road, home to several popular independent shops and eateries, including Fox and West Deli, A capella Café & Pizzeria, Southside Bar and Bruhaha serving local craft beers. Redcatch Park is an 8 minute walk, a lovely community garden where you can enjoy a coffee & bite to eat, the park also offers a play area, tennis courts and football pitches. Sylvia Avenue is also just a short walk away from the picturesque Victoria Park, both offering a great escape from the hustle & bustle of city life. The highly-regarded Knowle Park & Hillcrest Primary School's are both within a short walk, whilst Temple Meads Station is a 25 minute walk.

The property comprises an entrance vestibule with a wooden internal door with original stained glass insert and side panels which lead into a welcoming entrance hall with under stairs storage. The bay fronted sitting room overlooks Perrett's Park and there is a knocked through kitchen / dining room, ideal for friends & family gatherings. Upstairs, there are two double bedrooms, the master boasting fantastic views towards Clifton, Ashton Court and the iconic suspension bridge, a further single bedroom, and a family bathroom. The loft has been boarded and is currently used for storage, but there is potential to convert into an additional bedroom & bathroom, subject to planning consent. Outside, the property benefits from a raised front garden and a private, south-facing rear garden featuring a versatile garden room/studio. To the rear, there is also an additional shower room and a practical utility cupboard attached to the main building.

Sitting Room 16'6 into bay x 13'11 (5.03m into bay x 4.24m)

Kitchen / Dining Room 20'7 max x 13'10 max (6.27m max x 4.22m max)

Bedroom One 16'5 into bay x 13'1 (5.00m into bay x 3.99m)

Bedroom Two 13'9 x 13'1 max (4.19m x 3.99m max)

Bedroom Three 9'8 x 7'1 (2.95m x 2.16m)

Bathroom 7'3 x 7'1 (2.21m x 2.16m)

Loft Space 20'10 x 14'1 (6.35m x 4.29m)

Garden Studio 11'4 x 8'2 (3.45m x 2.49m)

Tenure - Freehold

Council Tax Band - D







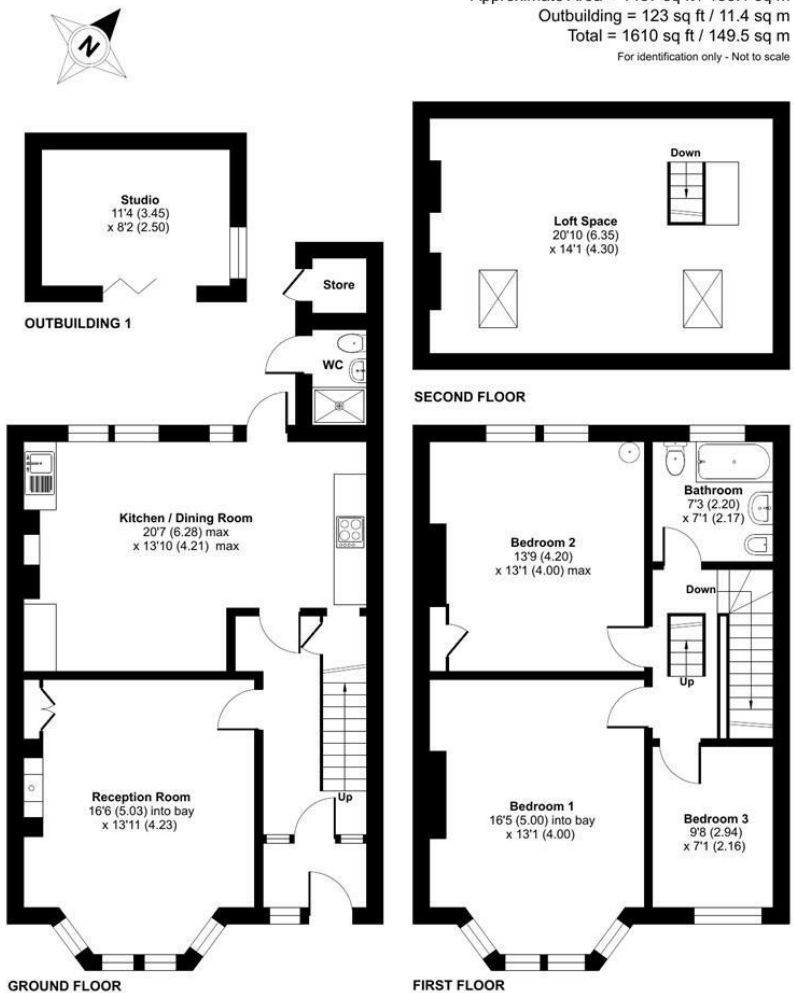






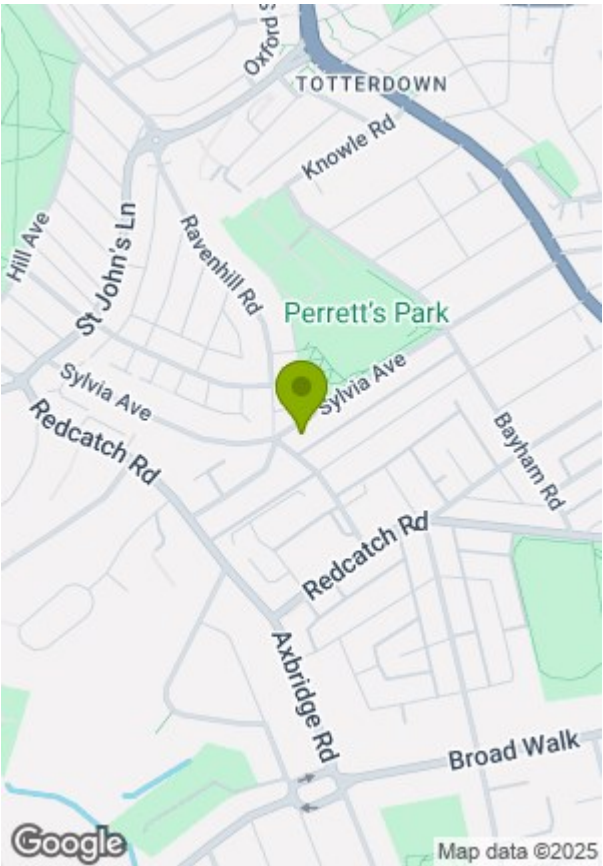
Sylvia Avenue, Knowle, Bristol, BS3

Approximate Area = 1487 sq ft / 138.1 sq m
Outbuilding = 123 sq ft / 11.4 sq m
Total = 1610 sq ft / 149.5 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 Greenwood's Property Centre. REF: 1385263

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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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