

20 St. Agnes Gardens, Bristol, BS4 2DQ

£355,000

Located on St Agnes Gardens, this delightful two-bedroom house offers an ideal home for first time buyers, young families or downsizers alike!

As you step inside, you will be greeted by a warm and inviting atmosphere. The spacious living area is perfect for relaxation or entertaining guests, while the well-appointed kitchen provides ample space for culinary adventures, completing the downstairs is a useful cloakroom WC. Upstairs, The two bedrooms are generously sized, offering a tranquil retreat at the end of the day this floor is finished with a three piece family bathroom.

The house is situated in a friendly neighbourhood, known for its excellent local amenities, including shops, parks, and schools, making it an ideal location for families. The nearby transport links ensure easy access to the bustling city centre and beyond, allowing you to enjoy the best of both worlds.

Outside, the property benefits from a rear garden, with a patio seating area and access gate to the rear. A great space for outdoor activities or simply enjoying the fresh air. This house on St. Agnes Gardens is not just a place to live; it is a home where memories can be made.

In summary, this charming two-bedroom house in Knowle is a wonderful opportunity for those looking to settle in a welcoming community with all the conveniences of modern living. Do not miss the chance to make this delightful property your own.

- Modern Terrace Home
- Through Sitting / Dining Room
- Family Bathroom & WC
- Private Rear Garden
- Ideal First Time Purchase
- Two Bedrooms
- Modern Kitchen
- Driveway
- Cul-De-Sac Location
- Energy Rating - C

Reception/Dining Room 16'6" x 12'0" (5.05 x 3.68)

Conservatory 10'3" x 7'2" (3.13 x 2.2)

Cloakroom (WC)

Kitchen 9'10" x 5'9" (3 x 1.76)

Bedroom One 12'0" x 10'7" (3.68 x 3.23)

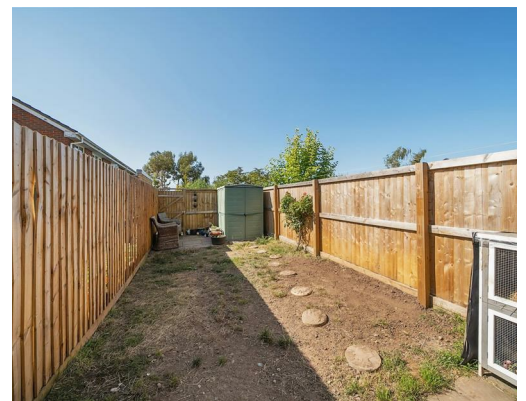
Bedroom Two 12'1" x 9'6" (3.69 x 2.92)

Bathroom 5'11" x 5'4" (1.81 x 1.65)

Council Tax Band - B

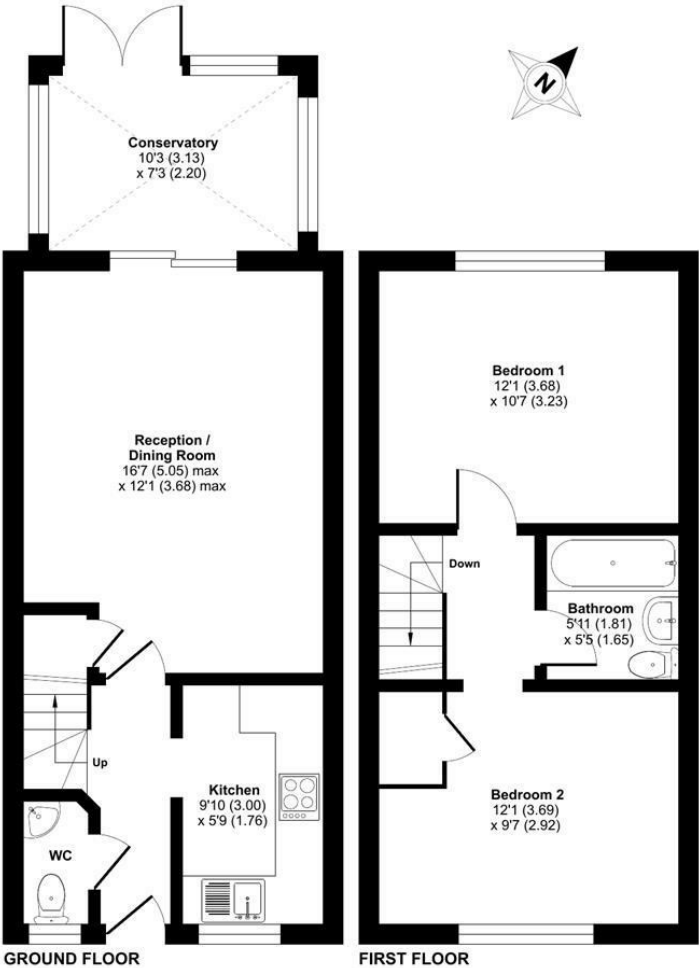
Tenure - Freehold





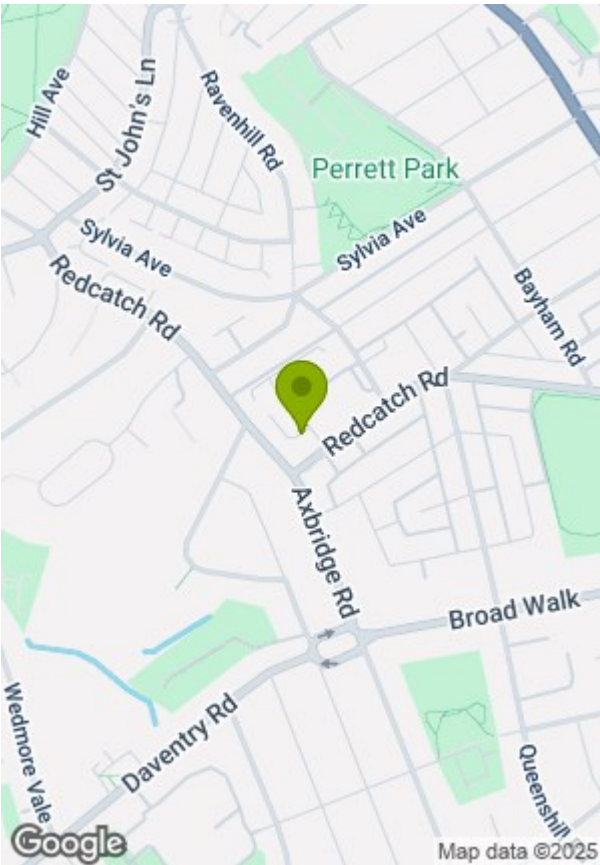
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Approximate Area = 746 sq ft / 69.3 sq m
For identification only - Not to scale



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: 1310323

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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		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	76		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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