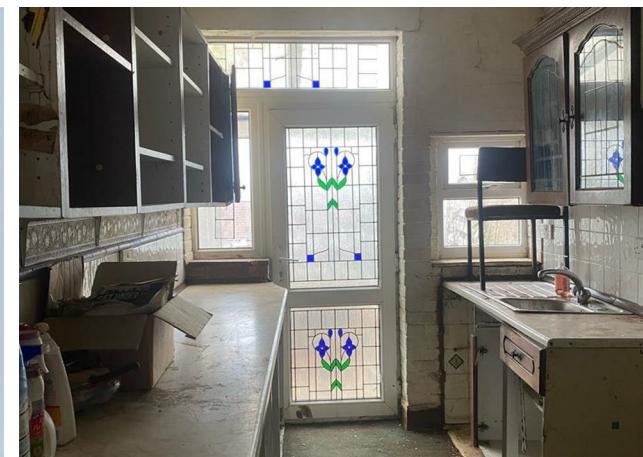




Sylvia Avenue, Knowle

Offers In The Region Of £475,000



- IN NEED OF REFURBISHMENT

- Bay Fronted Sitting Room / Dining Room
- FANTASTIC VIEWS
- Good Size Rear Garden
- Garage & Driveway

- Three Bedrooms
- Kitchen
- Potential to Convert the Loft (STPP)
- No Onward Chain
- Energy Rating - TBC

Located on the desirable Sylvia Avenue with far reaching roof top city views! A fabulous opportunity for the discerning buyer to stamp their own mark on their new home. Currently a three bedroom family home, there is potential to develop the loft (subject to the necessary local authority consents) and create a further double bedroom with en-suite shower room. The property requires extensive refurbishment but has the potential to make a beautiful family home.

Sylvia Avenue is close to Perrett's Park and Victoria Park, all offering a great escape from the city and open green spaces. For commuters, the area is very well placed with Temple Meads Station about a 20 minute walk away. Victoria Park Primary School is a 0.5 mile walk away whilst Bristol's scenic harbourside and city centre are also within walking distance, along with the independent shops, bars and cafes of North Street in Bedminster and Wells Road in Knowle.

Lounge 12'04 x 12'04 (into to recess) (3.76m x 3.76m (into to recess))

Dining Room 11'04 x 12'06 (into recess) (3.45m x 3.81m (into recess))

Kitchen 13'01 x 6'10 (3.99m x 2.08m)

Conservatory 6'18 x 14'04 (1.83m x 4.37m)

Bedroom One 12'06 x 11'08 (3.81m x 3.56m)

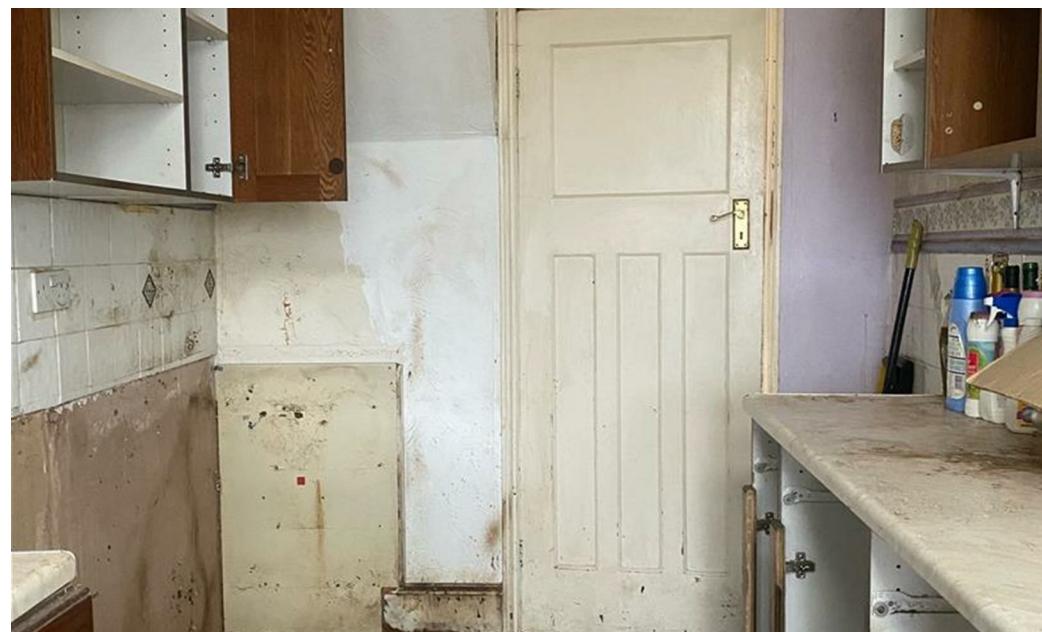
Bedroom Two 11'08 x 12'03 (3.56m x 3.73m)

Bedroom Three 6'10 x 8'07 (2.08m x 2.62m)

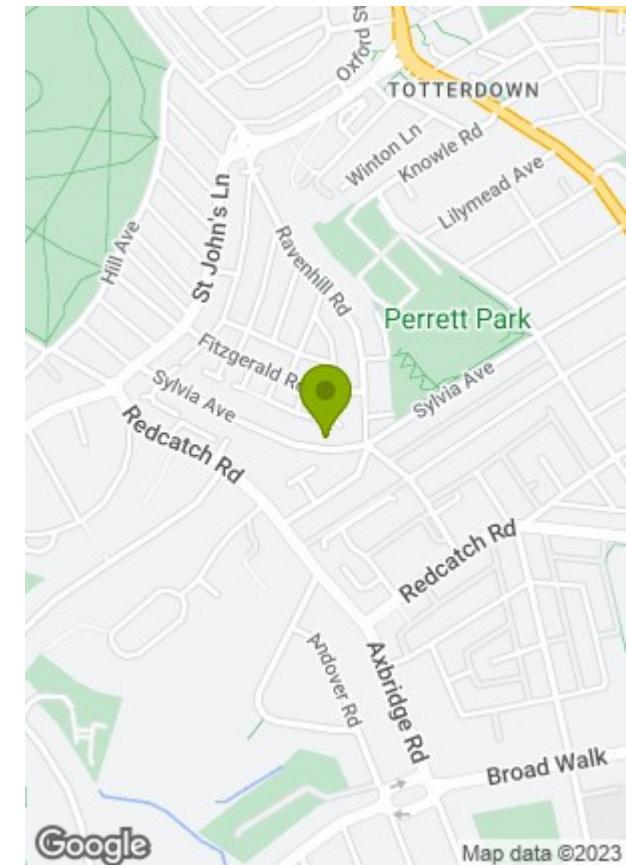
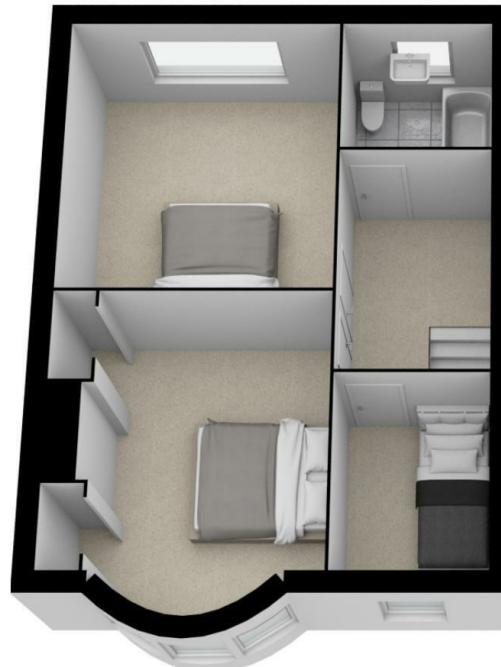
Bathroom 6'09 x 5'10 (2.06m x 1.78m)

Tenure Status - Freehold

Council Tax - Band C







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	46	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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.