



Sylvia Avenue, Knowle

Offers Over £675,000

- **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







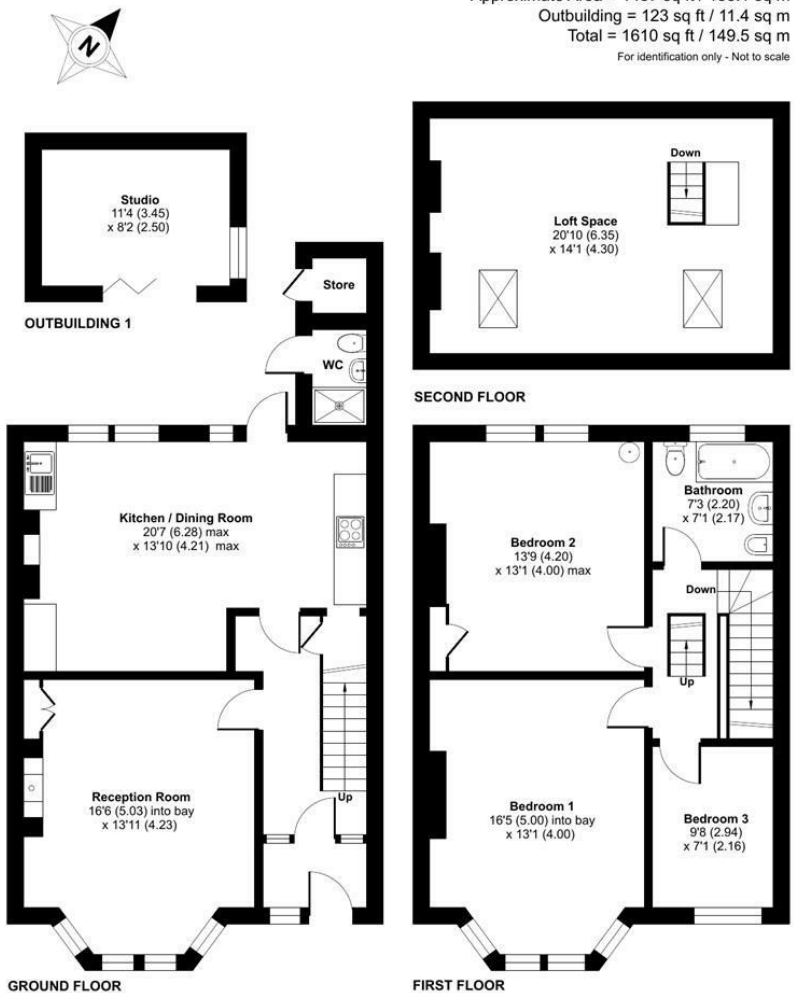






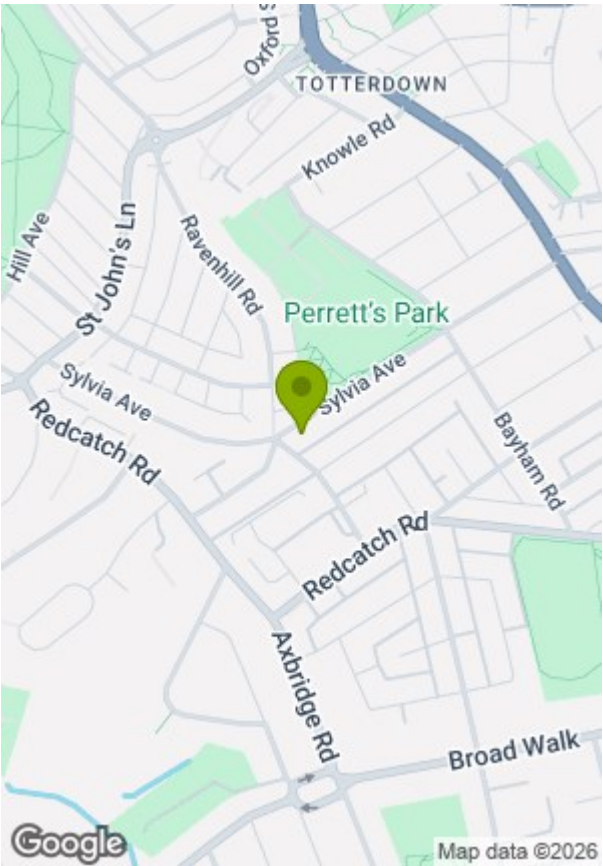
Sylvia Avenue, Knowle, Bristol, BS3

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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | 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.