



Leinster Avenue, Knowle

£190,000

- Terrace Family Home
- Sitting Room
- Kitchen
- In Need of Extensive Refurbishment
- Southerly Facing Rear Garden
- Three Bedrooms
- Dining Room
- Upstairs Bathroom
- Extended
- Energy Rating - F

We advise that an offer has been made for the above property in the sum of £180,500. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

IN NEED OF REFURBISHMENT - A terraced family home located in a popular residential area in Knowle West. The property has been extended on the ground floor and has accommodation comprising a sitting room, a separate dining room and kitchen. On the first floor there are three bedrooms and a bathroom whilst outside there is a large rear garden and the front garden is paved offering potential for off street parking, subject to the necessary local authority consents. The property is offered with no onward chain and is located close to local shops, bus routes and schools. A great opportunity for the discerning buyer to stamp their own mark on their new home.

Lounge 15'05 x 15'10 (4.70m x 4.83m)

Kitchen 14'07 x 7'02 (4.45m x 2.18m)

Dining Room 15'09 x 10 (4.80m x 3.05m)

Bedroom One 12'10 x 8'11 (3.91m x 2.72m)

Bedroom Two 10 x 9'09 (3.05m x 2.97m)

Bedroom Three 9'05 x 6'07 (2.87m x 2.01m)

Bathroom 5'10 x 6'02 (1.78m x 1.88m)

Council Tax Band - B

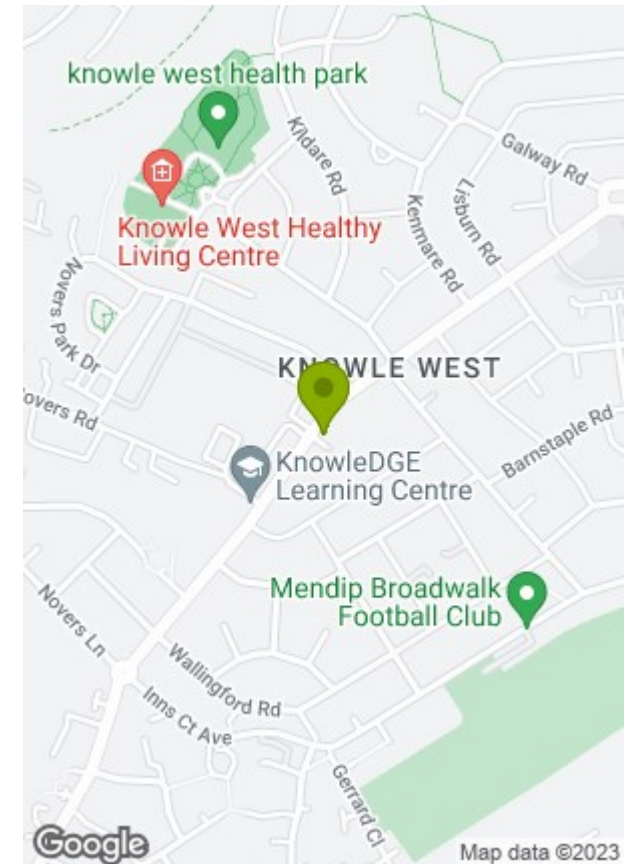
Tenure - Freehold

AGENTS NOTE

Please note, all services/appliances have not and will not be tested.







| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (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 |
| | | 73 | |
| | 28 | | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.