



Greenmore Road, Knowle

£579,995



- Energy Rating - E
- Utility
- Light & Airy Throughout
- Gas Central Heating & UPVC Double Glazing
- Close To Local Amenities

- Three Bedroom End Terrace Home
- Ground Floor Cloakroom
- Dining Room Connected To Kitchen/Breakfast Room
- French Doors Leading To Rear Garden
- Double Bay Fronted Windows

Conveniently located just a short walk from Wells Road, the property enjoys easy access to an array of local amenities including Fox & West Deli, Acapella, Southside Bar and the recently opened Bruhaha Bar, serving local craft beers. It is also on the doorstep of the beautiful Arnos Vale Cemetery – 45 acres of green space in the heart of Bristol – along with a choice of nearby parks. The highly regarded Knowle Pub is also within walking distance, popular for its community feel and Sunday lunches.

You are welcomed into the property via a vestibule, leading into the entrance hall with space for coats and shoes. The hallway provides access to the ground floor accommodation.

To the left is the spacious living room, featuring a classic bay window that fills the room with natural light, along with an iron-faced fireplace.

The dining room offers a fantastic space for entertaining and flows into the contemporary kitchen, fitted with solid wood worktops and a breakfast bar. A bright seating area with a glass ceiling sits between the dining room and kitchen, with French doors opening onto the rear garden.

The ground floor also benefits from a utility room and cloakroom.

Upstairs are three generous double bedrooms, with bedroom one measuring an impressive 17ft in width. A family bathroom completes the first floor.

Externally, this home benefits from a good-sized rear garden, perfect for BBQs.

Living Room 16'0" into bay x 13'5" into recess (4.88 into bay x 4.10 into recess)

Dining Area 12'4" x 11'10" into recess (3.76 x 3.61 into recess)

Kitchen/Breakfast Area 18'11" max x 15'8" max (5.77 max x 4.80 max)

Utility Room 6'9" x 3'7" (2.08 x 1.11)

Ground Floor Cloakroom 6'9" x 2'6" (2.07 x 0.77)

Bedroom One 17'2" into recess x 15'7" into bay (5.24 into recess x 4.76 into bay)

Bedroom Two 12'4" x 11'11" into recess (3.78 x 3.65 into recess)

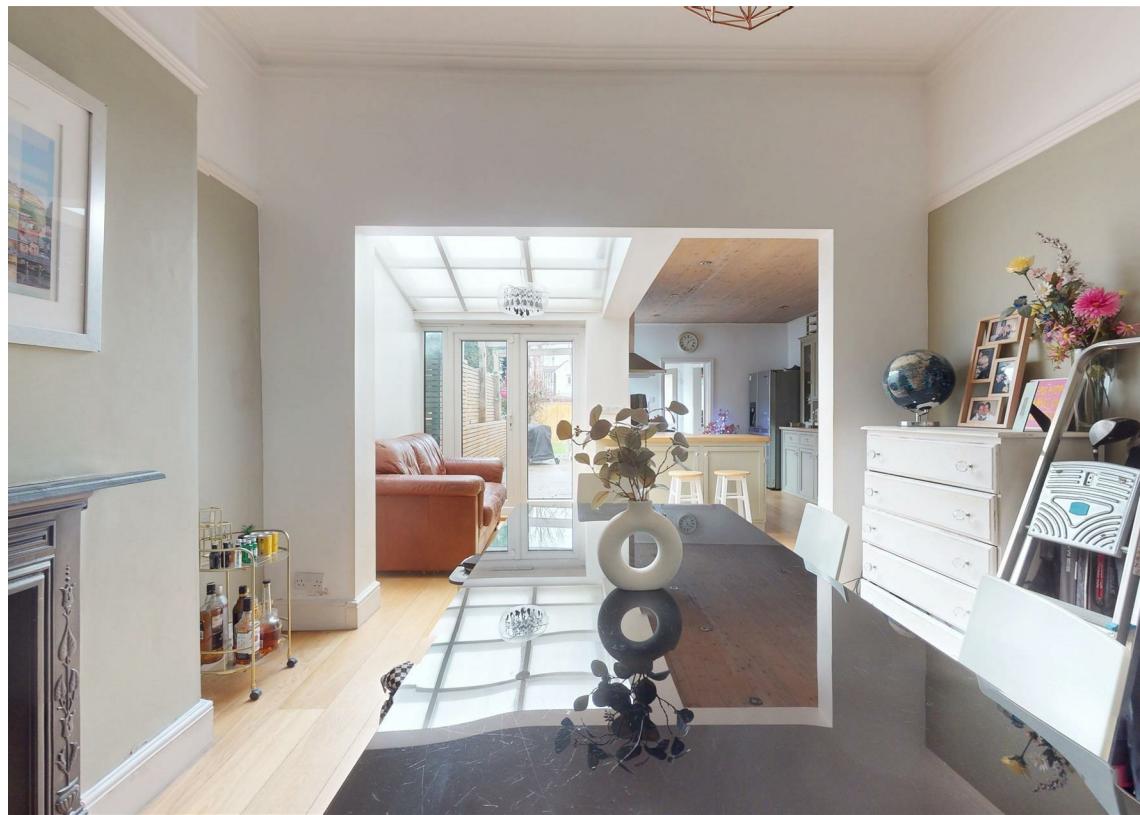
Bedroom Three 10'0" x 9'10" (3.07 x 3.01)

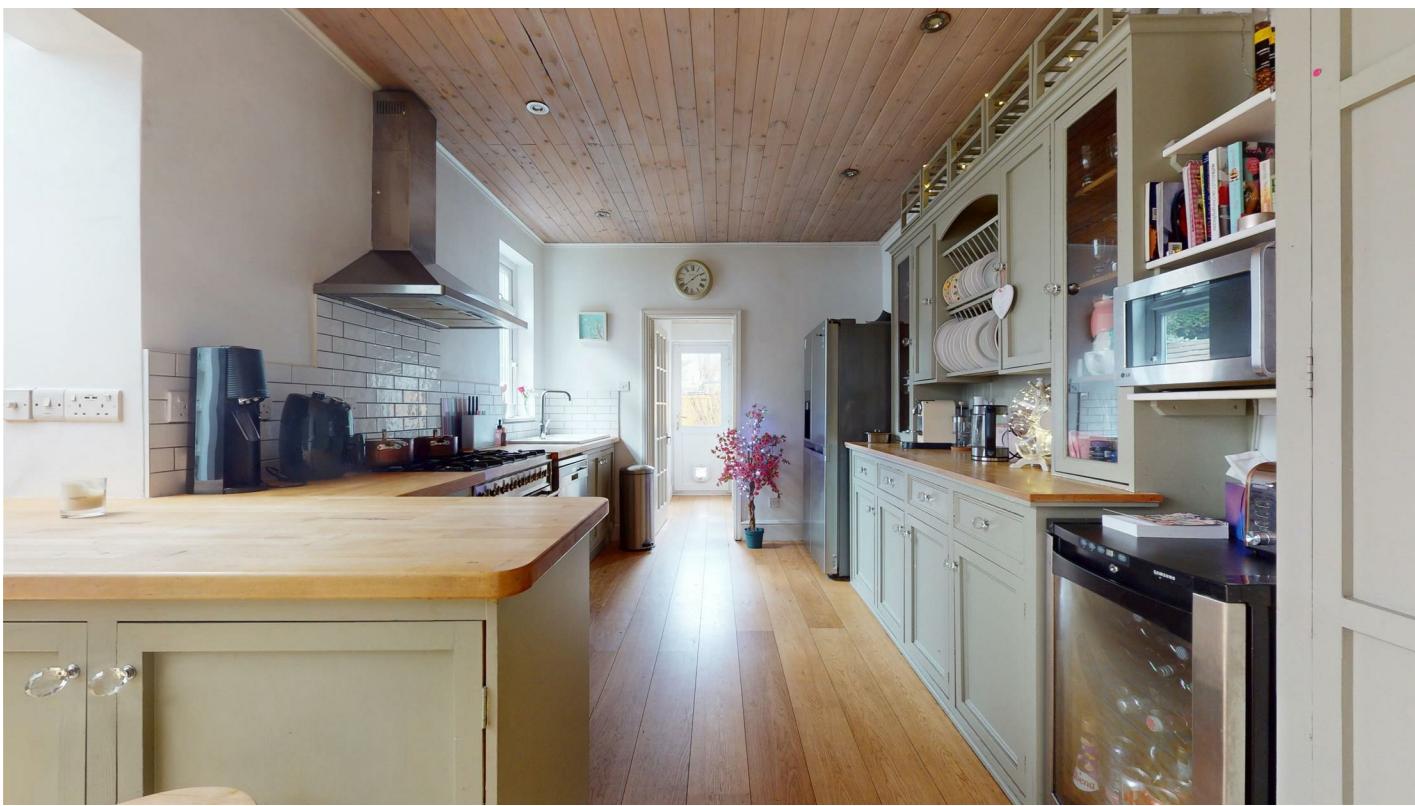
Bathroom 8'0" x 6'7" (2.45 x 2.01)

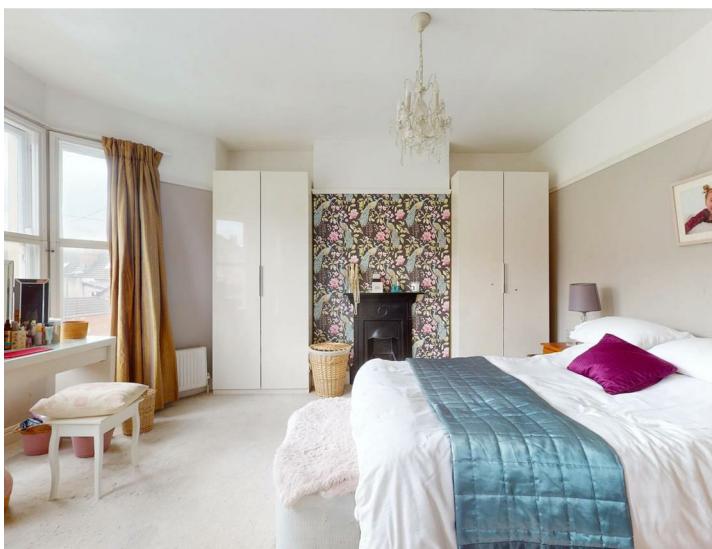
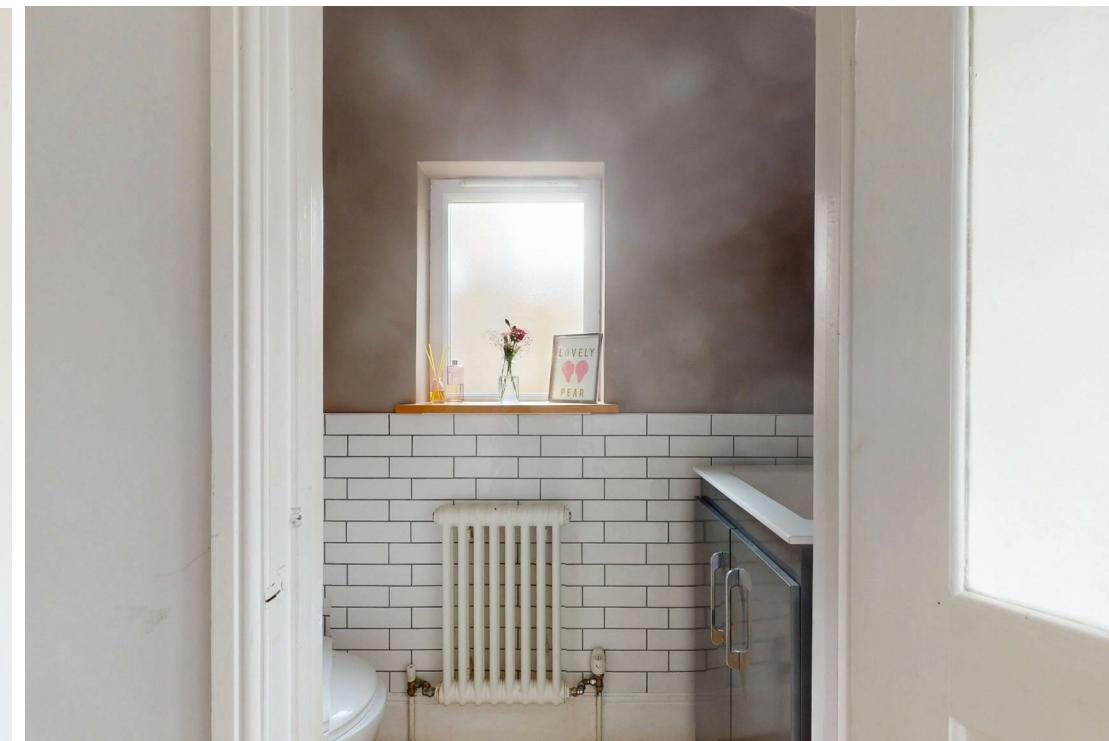
Tenure - Freehold

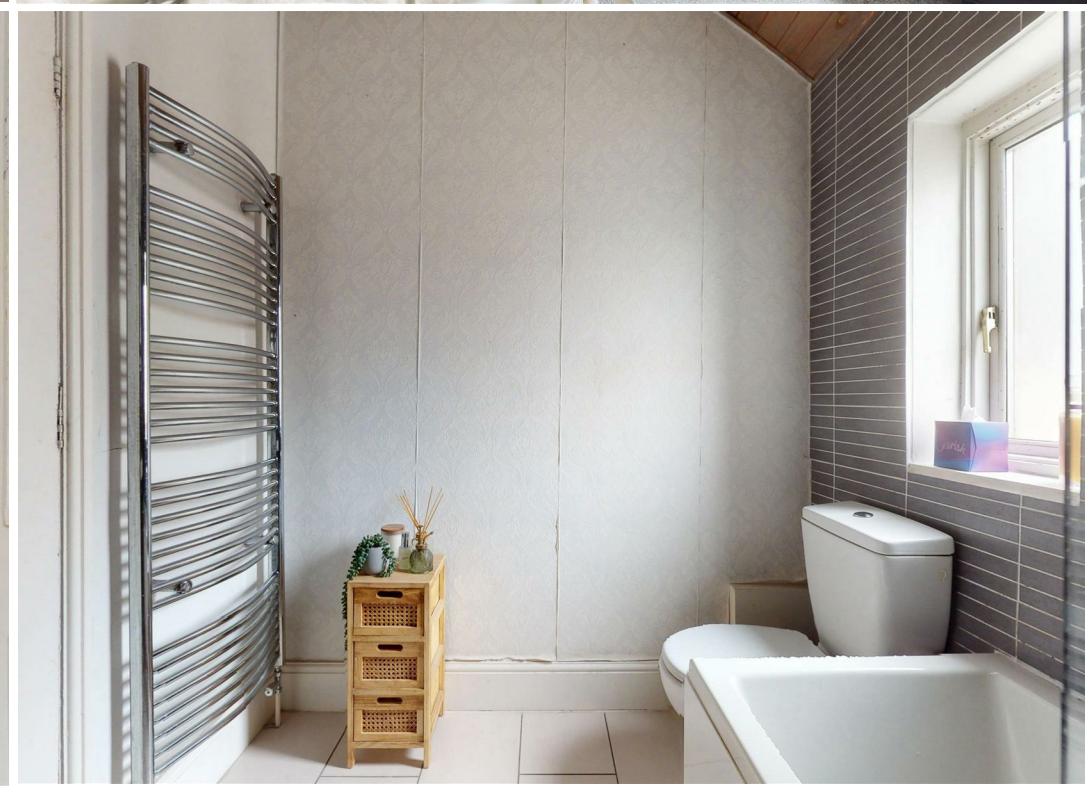
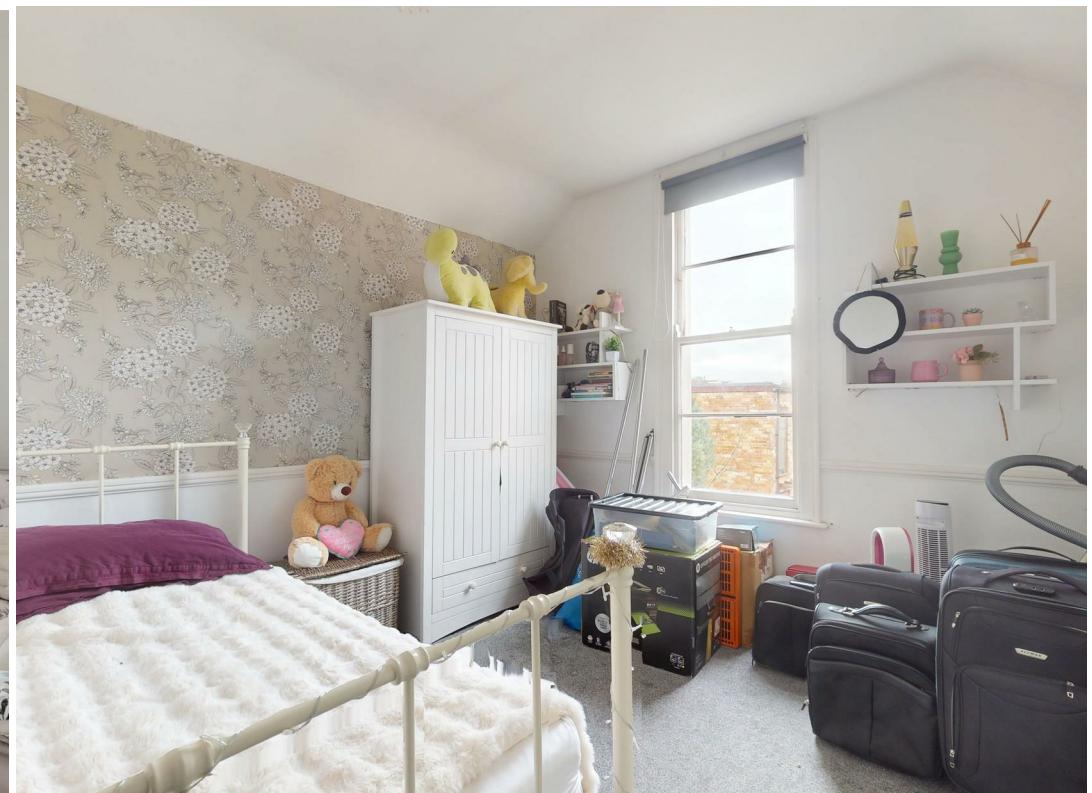
Council Tax Band - C



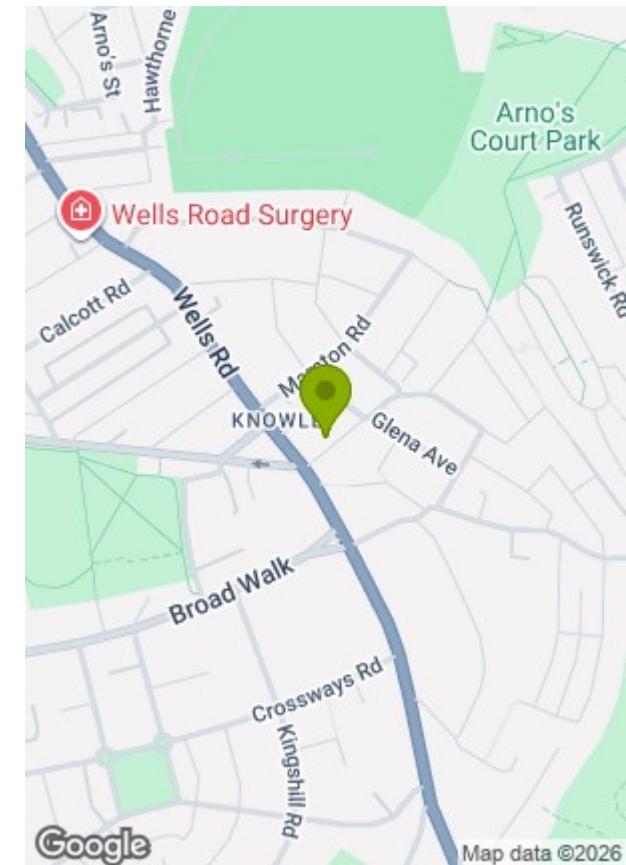
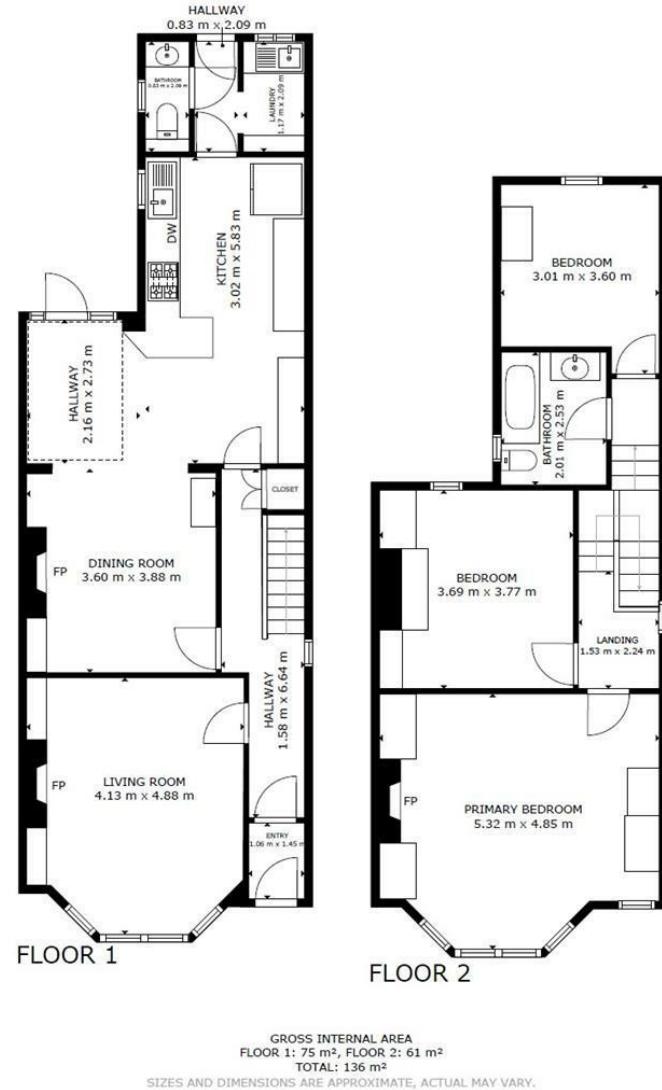












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(35-54)	E	
(21-34)	F	
(1-20)	G	

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(35-54)	E	
(21-34)	F	
(1-20)	G	

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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