



Elgar Close, Knowle

£230,000



- **3D INTERACTIVE TOUR**
- **Two Bedrooms (Currently arranged as Three Bedrooms)**
- **Modern Kitchen / Dining Room**
- **Upstairs Bathroom**
- **Off Street Parking**
- **Semi Detached Home**
- **Dual Aspect Sitting Room**
- **Walk In Utility Cupboard**
- **Good Size Rear Garden**
- **Energy Rating - E**

Well-Presented Semi-Detached Home in Popular Knowle Location

Situated in a sought-after residential area of Knowle, this well-maintained semi-detached home offers spacious and versatile living ideal for a range of buyers.

The property welcomes you with a bright entrance hallway leading into a generously sized dual-aspect sitting room—perfect for relaxing or entertaining. The modern kitchen/dining room features contemporary units, along with a fitted oven, hob, and extractor fan, creating a stylish and functional space for everyday living.

A useful utility cupboard off the hallway provides space and plumbing for a washing machine and tumble dryer, as well as housing the gas central heating boiler.

Upstairs, the accommodation comprises a well-proportioned master bedroom and two additional rooms formed from the original second bedroom—one of which is windowless, offering potential as a study, nursery, or dressing room. A sleek, modern bathroom completes the first floor.

Outside, the property benefits from a good-sized garden, which is largely paved and there is a substantial shed with plenty of storage options, and pedestrian access leading to a designated parking area.

Early viewing is recommended to appreciate the potential and location of this appealing home.

Living Room 15'6" x 9'10" (4.74 x 3.00)

Kitchen/Diner 16'6" x 9'3" (5.05 x 2.84)

Utility 5'9" x 3'9" (1.77 x 1.161)

Bedroom One 13'7" x 9'9" (4.16 x 2.99 )

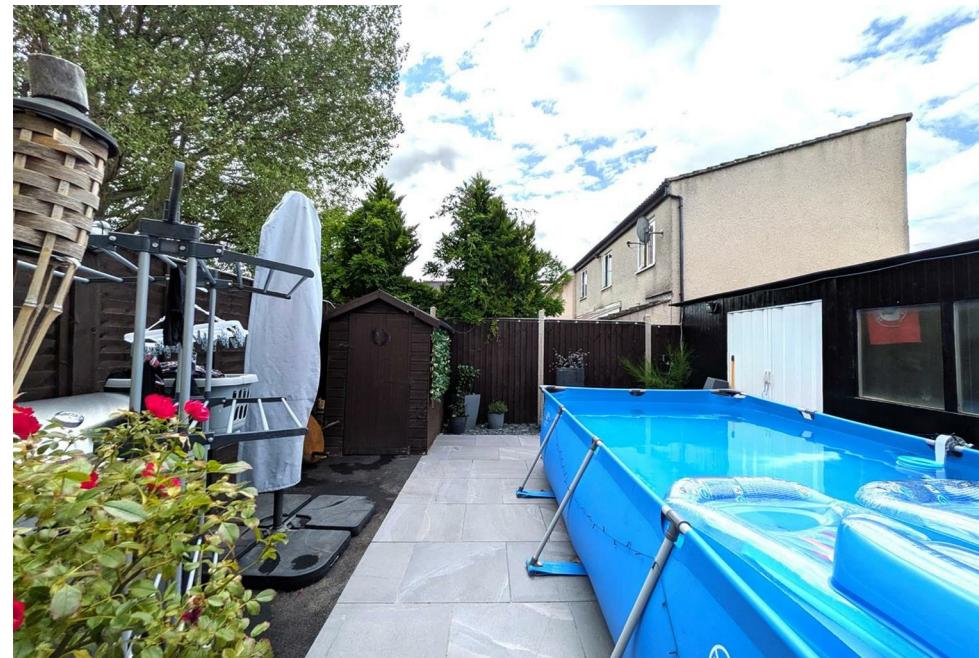
Both at max (L Shaped)

Bedroom Two

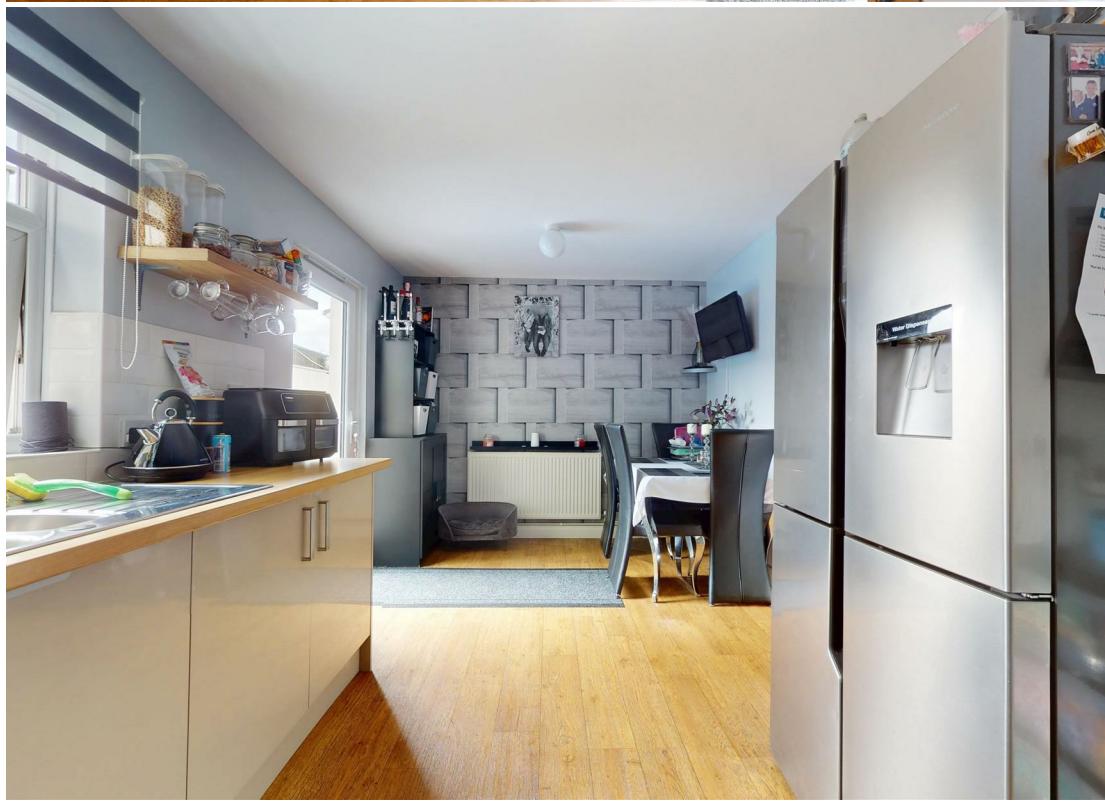
Bathroom 9'3" max x 6'10" max (2.83 max x 2.09 max )

Tenure - Freehold

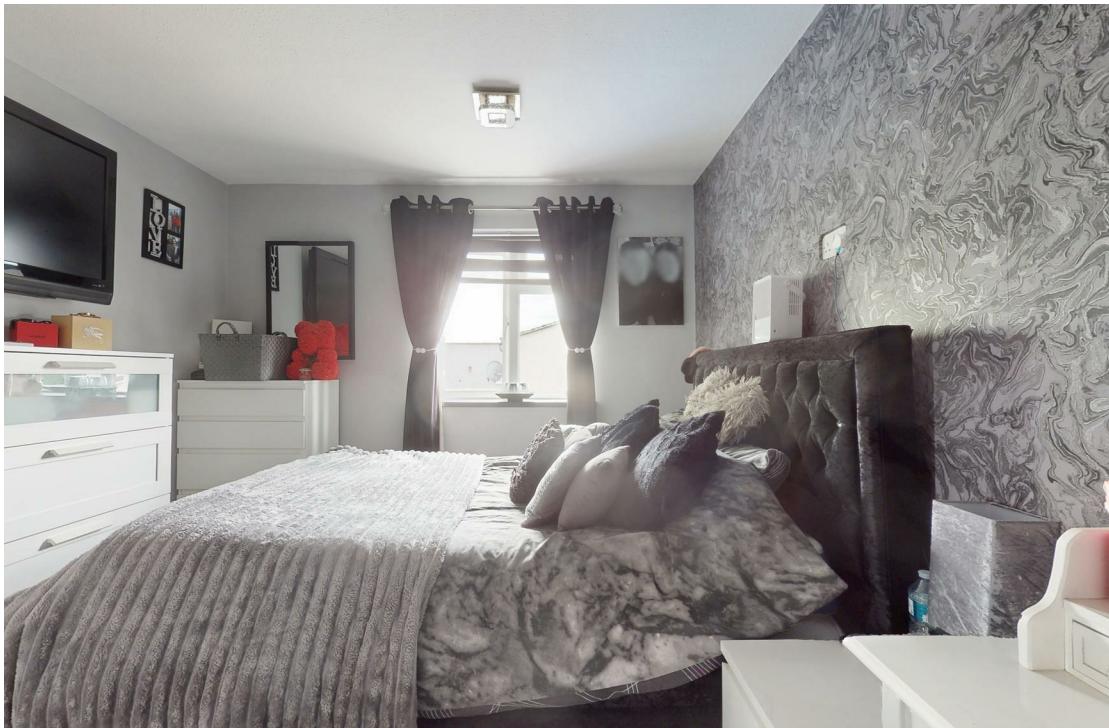
Council Tax Band - A



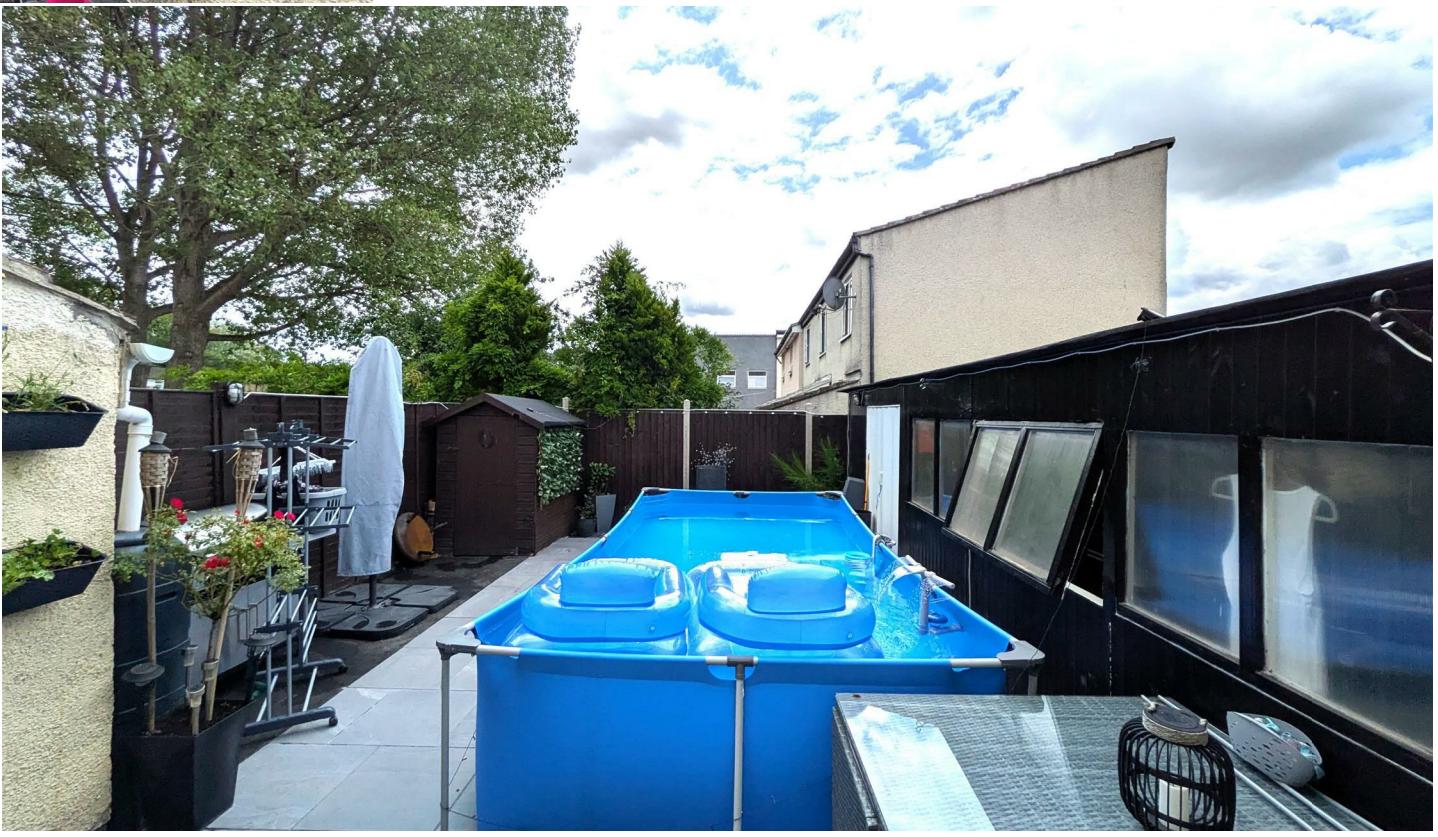




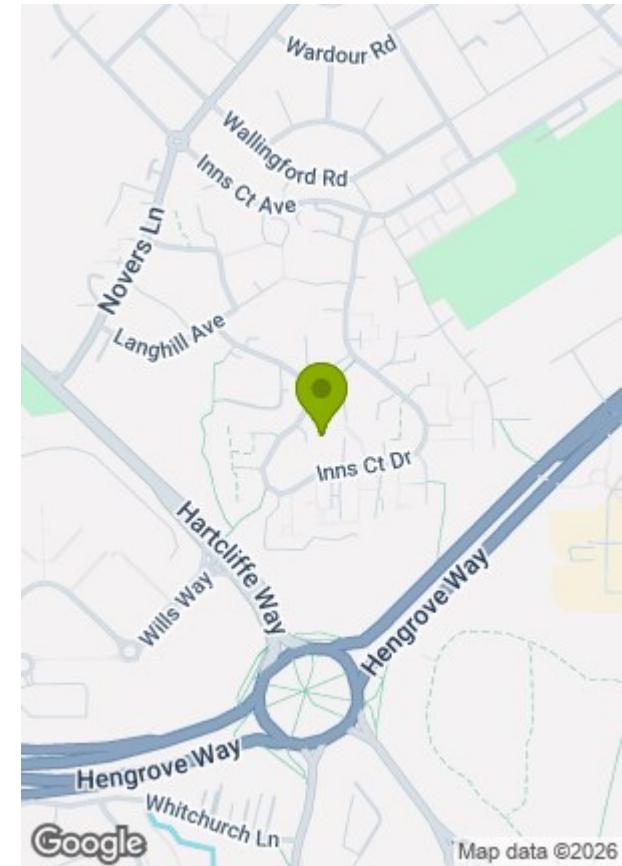








# AWAITING FLOORPLAN



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(35-54) E	52		(35-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		