



Leinster Avenue, Knowle

£285,000

- Energy Rating - D
- Three Bedrooms
- Kitchen Diner
- Front & Rear Gardens
- Semi Detached House
- Bay Fronted Lounge
- First Floor Bathroom
- Garage & Car Port

This well-presented three-bedroom home offers comfortable and practical living space, ideal for families or first-time buyers.

The property welcomes you with a bright entrance hallway leading to a spacious bay-fronted lounge, perfect for relaxing or entertaining. To the rear, you'll find a generous kitchen/diner with patio doors that open directly onto the rear garden, creating a lovely indoor-outdoor flow.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Externally, the property boasts both front and rear gardens, a garage, and a car port, offering ample parking and storage.

A fantastic opportunity to own a well-maintained home with great potential in a convenient location.

Lounge 15'10" max x 15'1" max (4.85 max x 4.6 max)

Kitchen Diner 15'10" x 10'2" (4.85 x 3.1)

Bedroom One 12'5" max x 8'11" min (3.81 max x 2.74 min)

Bedroom Two 9'10" x 8'5" (3.0 x 2.59)

Bedroom Three 9'3" x 6'9" (2.84 x 2.06)

Bathroom 6'2" x 5'8" (1.88 x 1.73)

Garage 16'0" x 8'0" (4.9 x 2.44)

Car Port 16'0" x 12'0" (4.9 x 3.66)

Tenure Status - Freehold

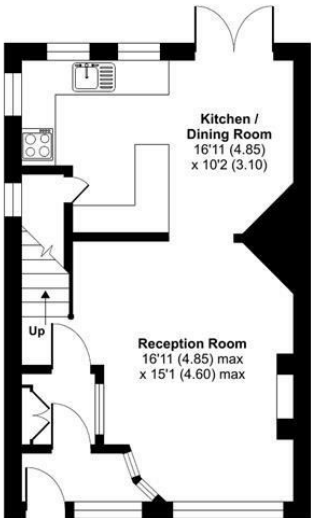
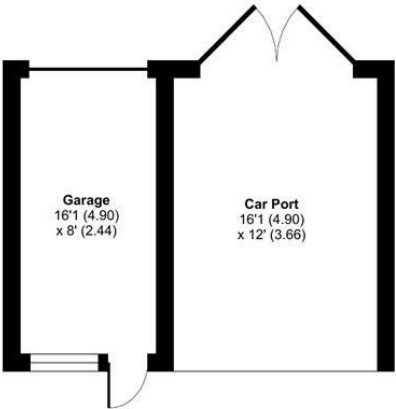
Council Tax - Band B



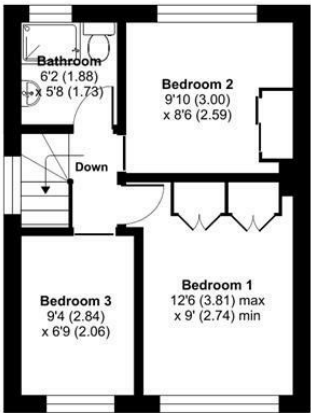


Leinster Avenue, Bristol, BS4

Approximate Area = 762 sq ft / 70.8 sq m (excludes car port)
Garage = 129 sq ft / 12 sq m
Total = 891 sq ft / 82.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

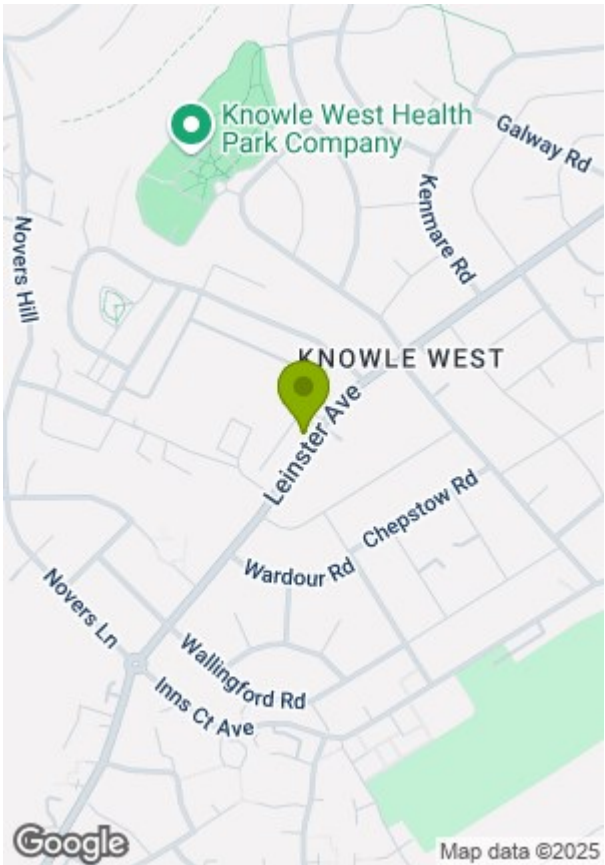


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1317048

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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 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		
England & Wales	EU Directive 2002/91/EC	

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