



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

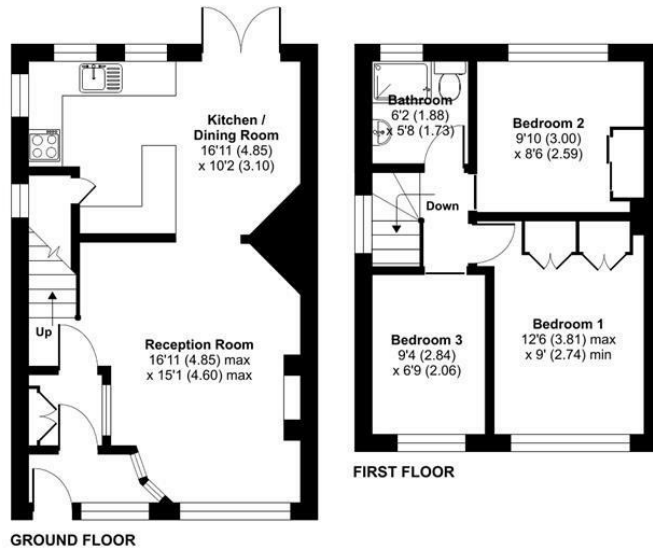
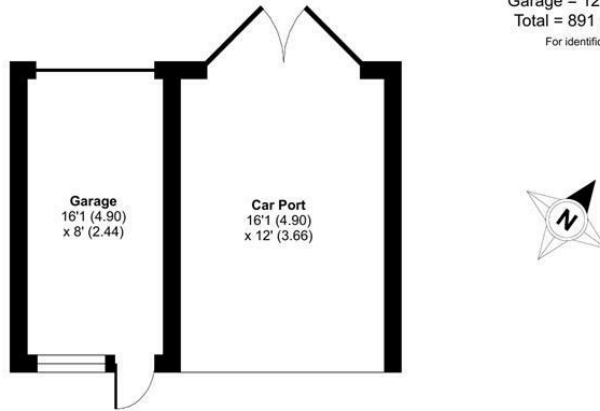
Council Tax - Band B



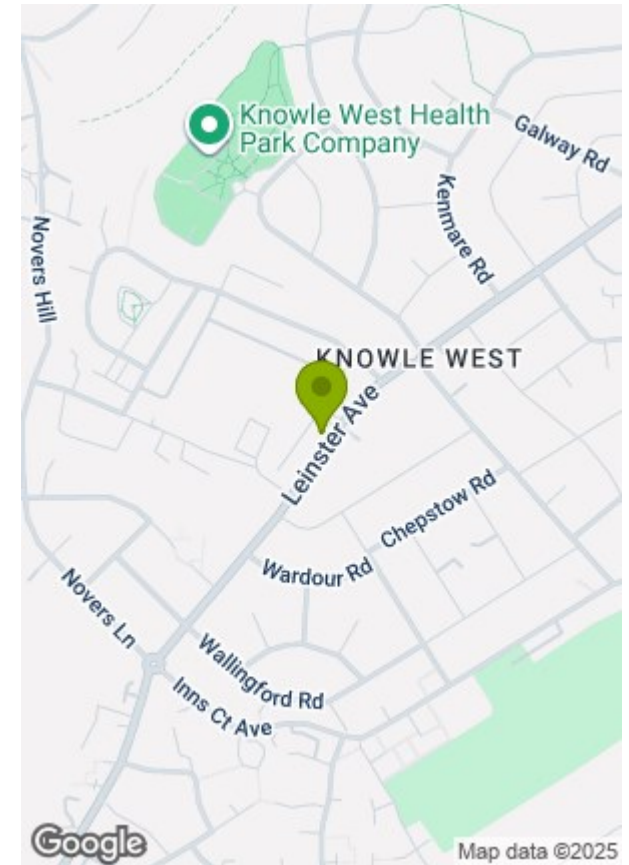


## Leinster Avenue, Bristol, BS4

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. GREENWOODS SALES · LETTINGS · COMMERCIAL  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	80
England & Wales	EU Directive 2002/91/EC	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) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(29-34) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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