



Leinster Avenue, Knowle

£279,000



- 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





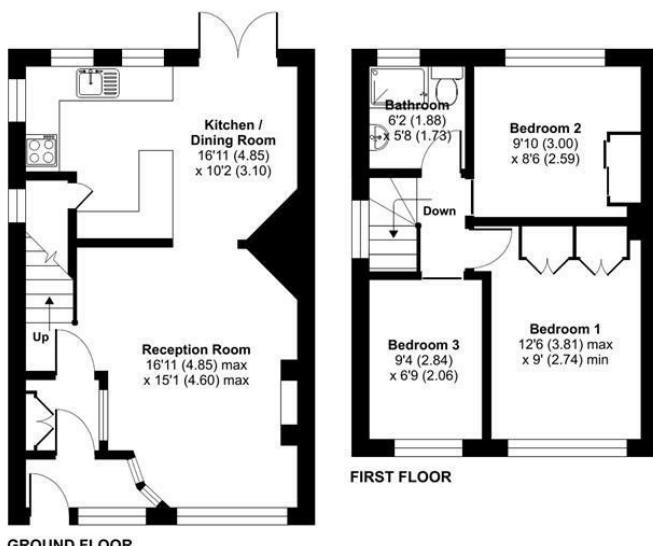
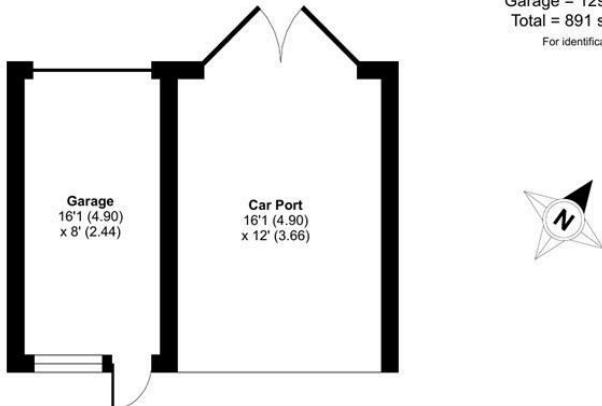
Leinster Avenue, Bristol, BS4

Approximate Area = 762 sq ft / 70.8 sq m (excludes car port)

Garage = 129 sq ft / 12 sq m

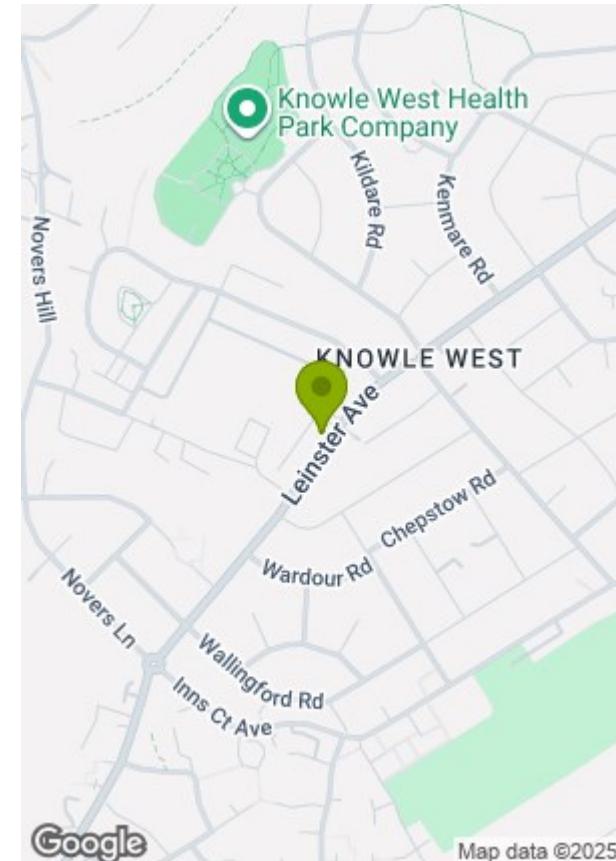
Total = 891 sq ft / 82.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Greenwoods Property Centre. REF: 1317048

GREENWOODS
SALES • LETTINGS • COMMERCIAL



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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			