



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

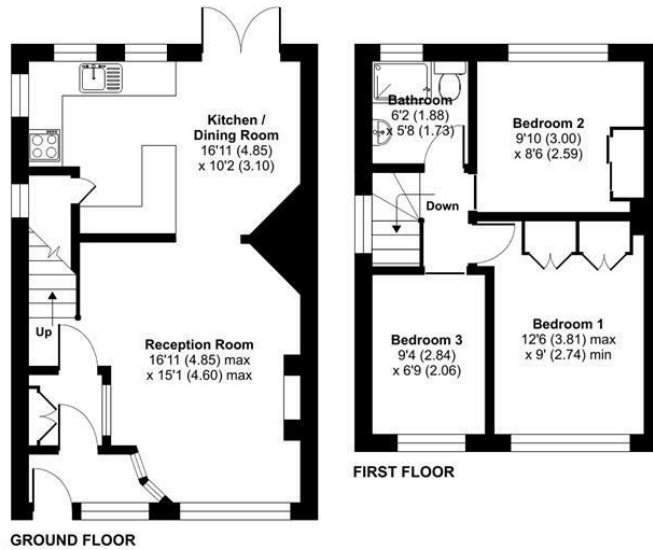
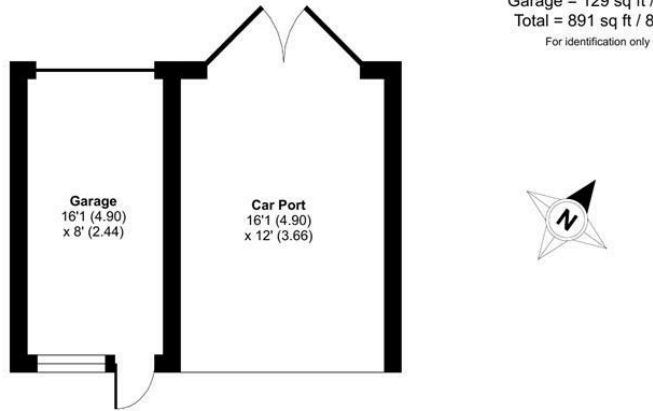
Council Tax - Band B



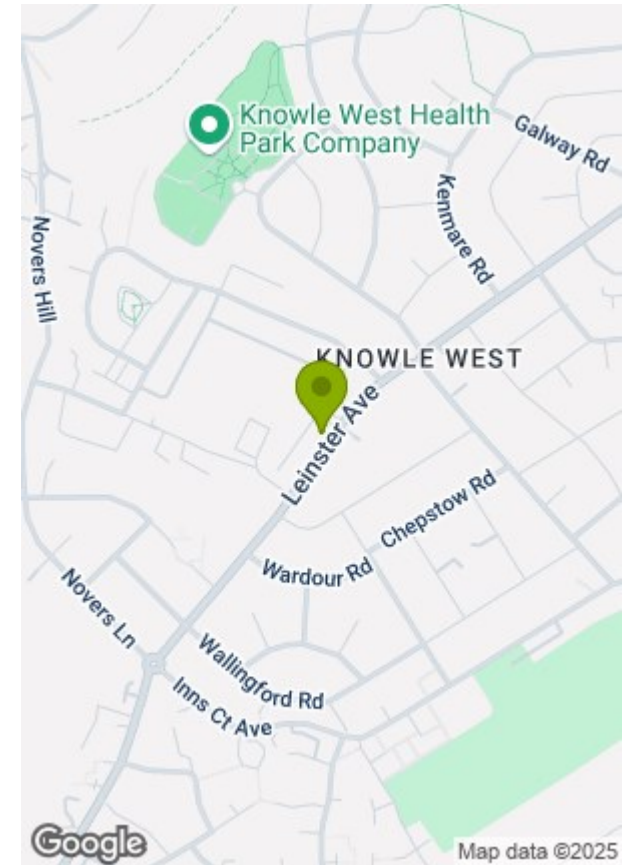


Leinster Avenue, Bristol, BS4

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 Produced for Greenwood's Property Centre. REF: 1317048



| 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 | | |
| | 65 | 80 |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (82 plus) A | | |
| (61-81) B | | |
| (49-60) C | | |
| (35-48) D | | |
| (29-34) E | | |
| (21-28) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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