



53 PADSTOW ROAD
KNOWLE
BRISTOL
BS4 1EL
£275,000



GREGORYS
ESTATE AGENTS

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS THREE BEDROOM SEMI-DETACHED HOME, POSITIONED WITHIN EASY REACH OF LOCAL AMENITIES, WHILST BEING NEAR EXCELLENT BUS ROUTES TO BRISTOL CITY CENTRE.

Having served as a long term family home since construction, this popular style of home is now offered to the market with heaps of potential, ideal for prospective buyers looking for something to make their mark on. The property welcomes with entrance hall which leads through to a comfortable lounge which sits to the front of the ground floor. To the rear, a fitted kitchen/breakfast room can be found, overlooking the sizeable rear garden. A practical lobby & cloakroom WC complete the downstairs offering.

Upstairs, three bedrooms can be found, two of which double in nature, with the third bedroom being a comfortable single complimented with fitted storage. Finally, a modern three piece family bathroom completes the internal offering. Externally, the property benefits from gated off street parking to the front aspect, whilst a well proportioned garden can be found to the rear.

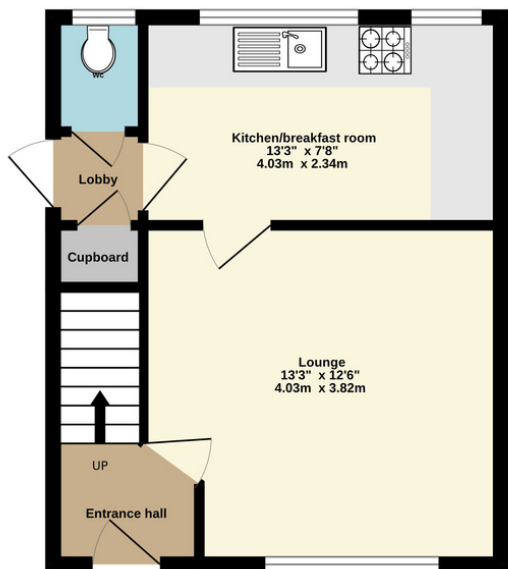
The property is located within walking distance of several local amenities, whilst Bristol city centre can be reached in 30 minutes from nearby bus stops. Also on the doorstep of the property can be found several green spaces ranging from community gardens to sports fields.

An ideal first time purchase, upsize move or investment opportunity, an early viewing comes highly recommended.

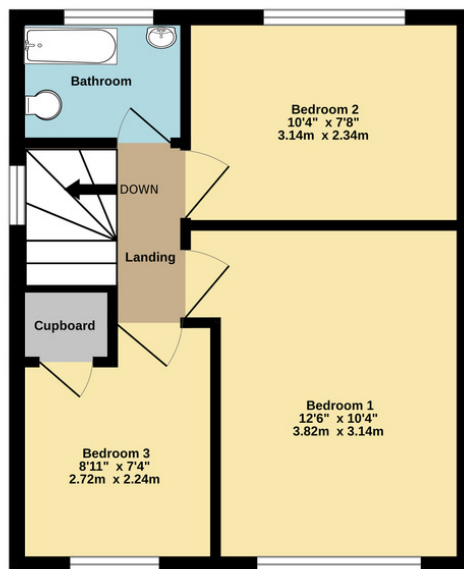




Ground Floor
334 sq.ft. (31.0 sq.m.) approx.



1st Floor
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

53 Padstow Road BRISTOL BS4 1EL	Energy rating C	Valid until: 18 October 2033
		Certificate number: 9380-2471-9300-2397-4135

Property type	Semi-detached house
Total floor area	72 square metres

Rules on letting this property

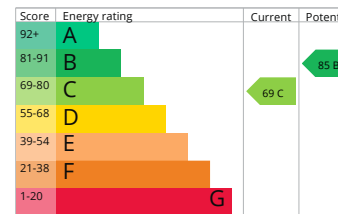
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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