



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

34 Leinster Avenue, Knowle, Bristol, BS4 1NJ

34 Leinster Avenue, Knowle, Bristol, BS4 1NJ

Guide Price £300,000

An extremely well presented modern three bedroom, semi detached home on Leinster Ave in Knowle

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
knowle.bristol@hunters.com | www.hunters.com

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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.  
Made with Metropix ©2024

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			
		71	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### Entrance Hall

uPVC double glazed entrance door, cupboard housing meters, storage cupboard, radiator, laminate flooring, stairs to first floor landing.

### Lounge

10'11" x 10'7"

3.34m x 3.25m

uPVC double glazed window to front, radiator, carpet

### Kitchen/Diner

21'3" x 10'11"

6.49m x 3.33m

Two uPVC double glazed windows to rear aspect, range of wall and base units, sink drainer, integrated oven, gas hob with extractor over, plumbing for washing machine space for dishwasher, space for upright fridge/freezer, wall mounted combination boiler, laminate flooring, door leading to the rear garden

### Inner Lobby

uPVC door to side, understairs storage

### Landing

uPVC double glazed window to side, storage cupboard, loft access, carpet

### Bedroom One

12'7" x 10'10"

3.84m x 3.32m

uPVC double glazed window to rear, chimney breast and storage cupboard, radiator, carpet

### Bedroom Two

12'9"(max) x 10'7"

3.91m(max) x 3.25m

uPVC double glazed window to front, radiator, carpet

### Bedroom Three

10'5" x 6'11"

3.18m x 2.11m

uPVC double glazed window to rear, radiator, carpet

### Bathroom

uPVC double glazed window to front, three piece bathroom suite, heated towel rail, tiled floor to ceiling

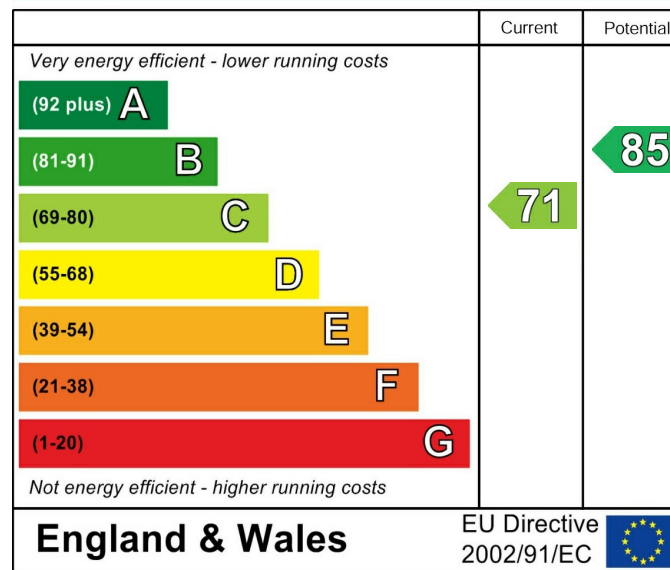
### Rear Garden

Enclosed and mainly laid to lawn with a large patio area, pathway leading to a brick build outbuilding, covered lean to, gated side access

### Off Street Parking

Situated to the front of the property providing parking for multiple cars

### Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







