



HUNTERS[®]
HERE TO GET *you* THERE

128 Leinster Avenue, Bristol, BS4 1NN

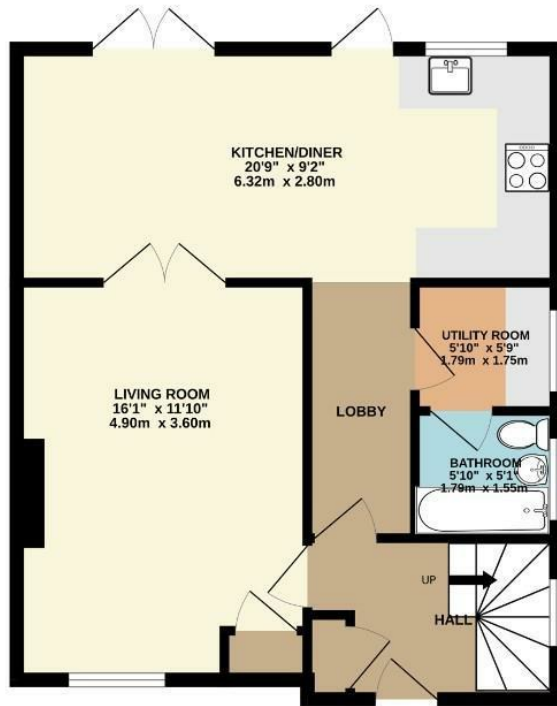
128 Leinster Avenue, Bristol, BS4 1NN

Guide Price £300,000

Welcome to Leinster Avenue, Knowle, Bristol - an extended, well presented property that could be your next dream home! This semi detached house, built in the 1930s/1950s, boasts two reception rooms, three cosy bedrooms, and a well-appointed bathroom. separate utility room and additional loft room. Externally you will find front and rear gardens and off street parking for multiple cars.

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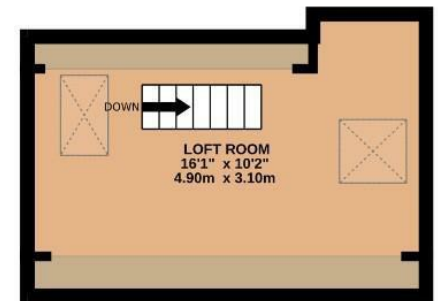
GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



2ND FLOOR
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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 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		
		75
	40	
England & Wales EU Directive 2002/91/EC		

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		
England & Wales EU Directive 2002/91/EC		

entrance hall

living room

16'0" x 11'9"

kitchen/ diner

20'8" x 9'2"

utility room

5'10" x 5'8"

bathroom

5'10" x 5'1"

bedroom one

12'1" x 7'7"

bedroom two

11'9" x 7'4"

bedroom three

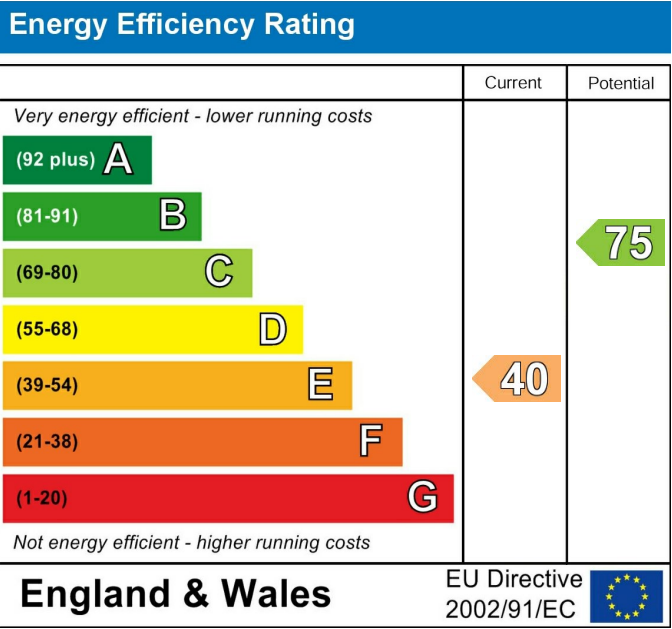
9'4" x 7'3"

loft room

16'0" x 10'2"

rear garden

off street parking



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.



