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128 Leinster Avenue, Bristol, BS4 1NN

Knowle DGE  
Academy and  
Sixth Form  
Dedicated and  
Professional Only  
Main Entrance via Henry's Road

**HUNTERS**  
FOR SALE

SCHOOL

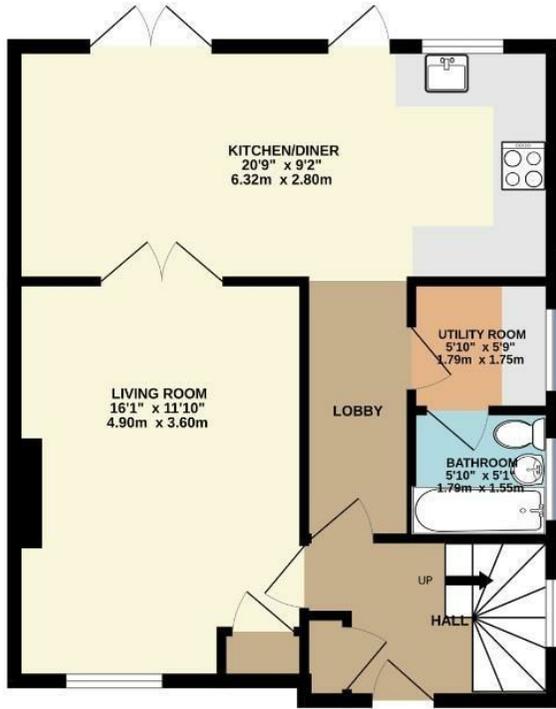
128 Leinster Avenue, Bristol, BS4 1NN

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.

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

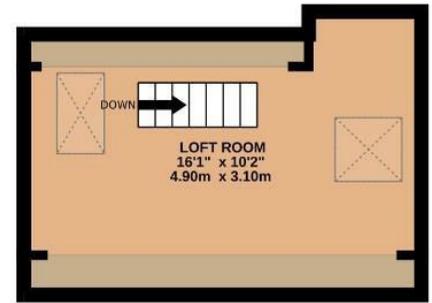
GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



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

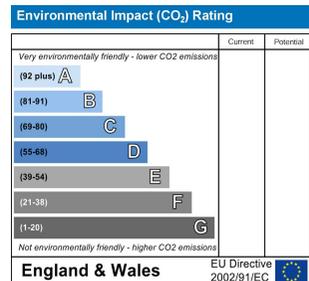
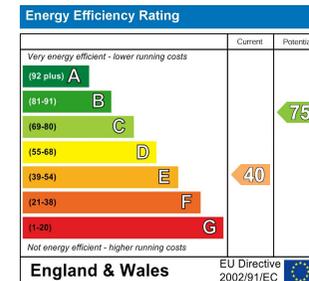


2ND FLOOR  
173 sq.ft. (16.1 sq.m.) approx.



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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**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**

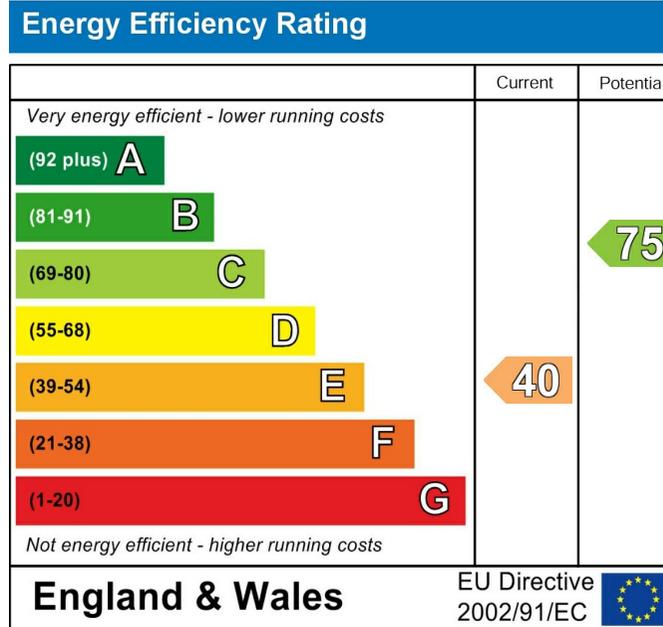
9'4" x 7'3"

**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.







