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103 Leinster Avenue, Knowle, Bristol, Bristol City, BS4 1NN

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£280,000

Situated on Leinster Avenue in Knowle, Bristol, this delightful end terrace house presents an excellent opportunity for families or first time buyers. The property boasts a welcoming porch that leads into the entrance hall, then entering a spacious reception room, perfect for relaxing or entertaining guests.

The heart of the home is the extended kitchen diner, which offers ample space for family meals and gatherings. This well-designed area is ideal for those who enjoy cooking and socialising, providing a warm and inviting atmosphere. The house features three comfortable bedrooms, perfect for families or having a home office.

Outside, the property benefits from both front and rear gardens, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. The gated side access adds an extra layer of convenience, making it easy to navigate between the front and back of the house.

This end terrace home combines practicality with charm, making it a wonderful choice for anyone looking to settle in a friendly neighbourhood. With its excellent location and well-appointed living spaces, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home.

Contact us today to arrange your viewing on 0117 972 3948 or knowle.bristol@hunters.com

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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 | | 62 | 63 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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 | |

Front Garden

Enclosed via hedges and brick wall, Laid to chippings, Pathway leading to front entrance door, Gate providing side access, Flower borders.

Porch

Entrance door to front elevation, Double glazed windows to front and side elevation, Steps up to front door, Tiled floor.

Entrance Hall

Door to lounge, Cupboard housing electrics, Stairs to first floor, Laminate floor.

Lounge

Double glazed window to front elevation, Chimney breast, Door to kitchen, Laminate floor, Radiator.

Kitchen / Diner

Double glazed window to rear elevation, Under stairs storage cupboard, Range of wall and base units with work surfaces above, Sink drainer, Plumbing for washing machine, Space for fridge freezer, Oven, Gas hob with extractor fan above, Storage cupboard, Door to lean to, Radiator, Vinyl floor.

Lean to

Double glazed windows to side elevation, Double glazed entrance door, Double glazed door to garden, Concrete floor.

Landing

Double glazed window to side elevation, Doors to rooms, Carpet.

Bedroom One

Double glazed window to front elevation, Radiator, Carpet.

Bedroom Two

Double glazed window to rear elevation, Radiator, Carpet.

Bedroom Three

Double glazed window to front elevation, Loft access, Radiator, Carpet.

Bathroom

Double glazed window to rear elevation, Panelled bath with shower over, Wash hand basin, Low level W/C, Radiator, Vinyl floor.

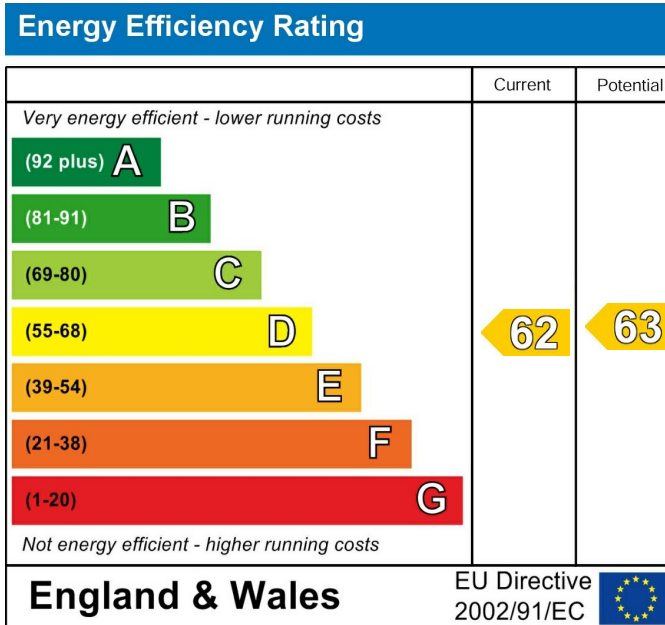
Rear Garden

Enclosed via brick walls and fences, Laid to chippings, Laid to paving stones, Gate providing side access.

Tenure

Leasehold-

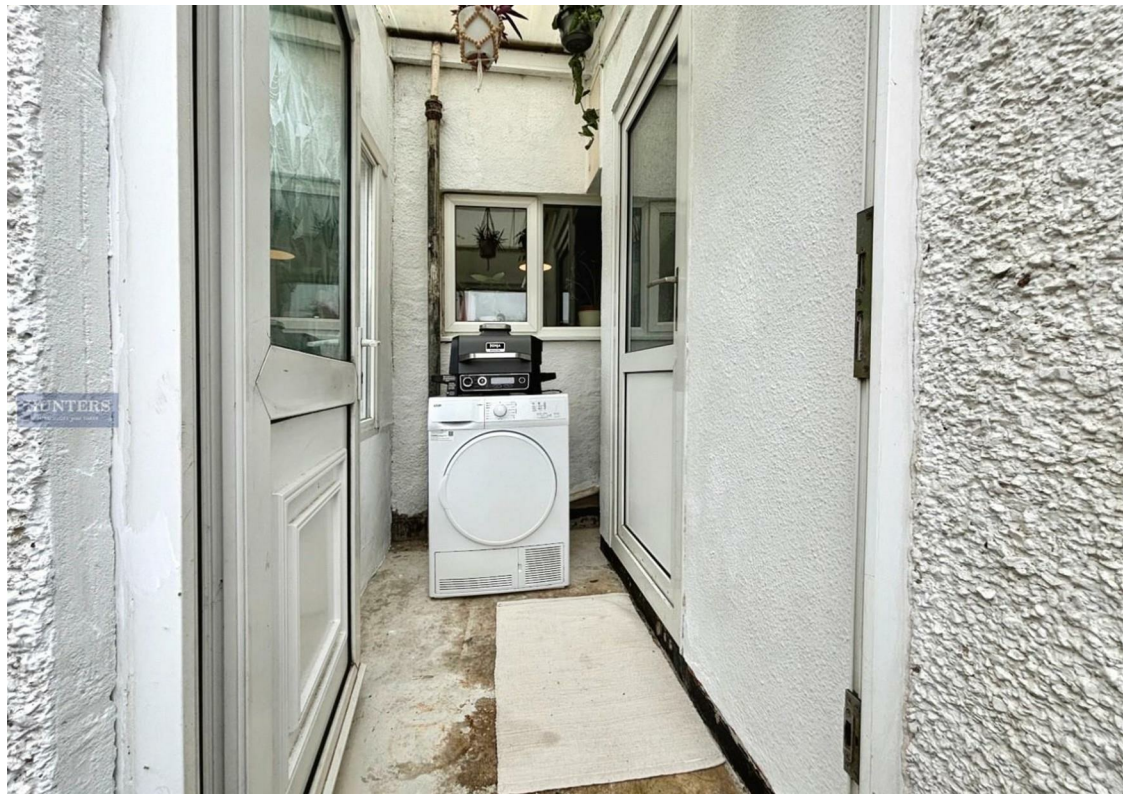
999 years from build £4.13 per annum ground rent - Option to purchase once you own the property for £950 (details correct at the time of listing and information provided by the sellers)



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.











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