



Ravenhill Avenue, Knowle

£587,500

- **3D VIRTUAL TOUR**
- **Sitting Room with Log Burner**
- **Modern Extended Kitchen**
- **En-suite Shower Room**
- **Detached Garage**
- **Four Bedrooms**
- **Separate Dining Room with Bi-Fold Doors**
- **Family Bathroom**
- **Good Size Rear Garden with Garden Room / Home Office**
- **Energy Rating - D**

Located on the desirable Ravenhill Avenue is this well-presented family home occupying an elevated position with a pleasant outlook, this would make the ideal home for the growing family.

Within a short distance of parks and green spaces including the beautiful Victoria Park, Redcatch Park and Community Garden, Perretts Park and Arnos Vale Cemetery, there are lots of options for an escape from the hustle & bustle of city life. The area is easily commutable with the City Centre approximately 35 minutes on foot and Temple Meads Station 25 minutes on foot. The area is also well equipped for Schools and local amenities with Victoria Park Primary being less than 10 minutes away and with the Wells Road offering popular bars, cafes and restaurants such as Totterdown Canteen, Fox & West, Southside and Acapella. The Victoria Park pub is also just a short walk away and is a great spot for a Sunday lunch or a glass of wine in the garden.

The accommodation comprises a welcoming entrance hall with exposed floorboards which continue into the bay fronted sitting room with a log burner, a separate dining room, again with stripped floorboards and bi-fold doors which open onto the rear garden. The kitchen has been extended and has a Velux roof window allowing lots of natural light. On the first floor, there are three bedrooms, two of which offer some lovely roof top city views and a modern family bathroom, whilst the loft has been converted to provide an additional double bedroom with an en-suite shower room. The sizable rear garden has a southerly aspect and is paved and decked, there is a garden room which could also be used as a home office, and a detached garage which is accessed via a rear lane. The property retains many of its period features, including the original wooden windows at the front which have been lovingly restored and retain their leaded & stained glass top lights.

Sitting Room 14'11" into bay x 13'2" into recess (4.55 into bay x 4.03 into recess )

Dining Room 13'2" x 11'5" into recess (4.02 x 3.50 into recess )

Kitchen 17'8" x 8'2" (5.41 x 2.50)

Bedroom One 14'1" x 13'9" (4.31 x 4.21)  
Limited Headspace due to sloped ceiling

En-Suite 8'9" into shower x 3'2" (2.68 into shower x 0.98)

Bedroom Two 15'0" into bay x 12'5" into recess (4.59 into bay x 3.81 into recess )

Bedroom Three 13'1" x 11'3" (4.00 x 3.44)

Bedroom Four 9'0" x 7'3" (2.76 x 2.22)

Bathroom 7'1" x 5'11" (2.16 x 1.82 )

Tenure - Freehold

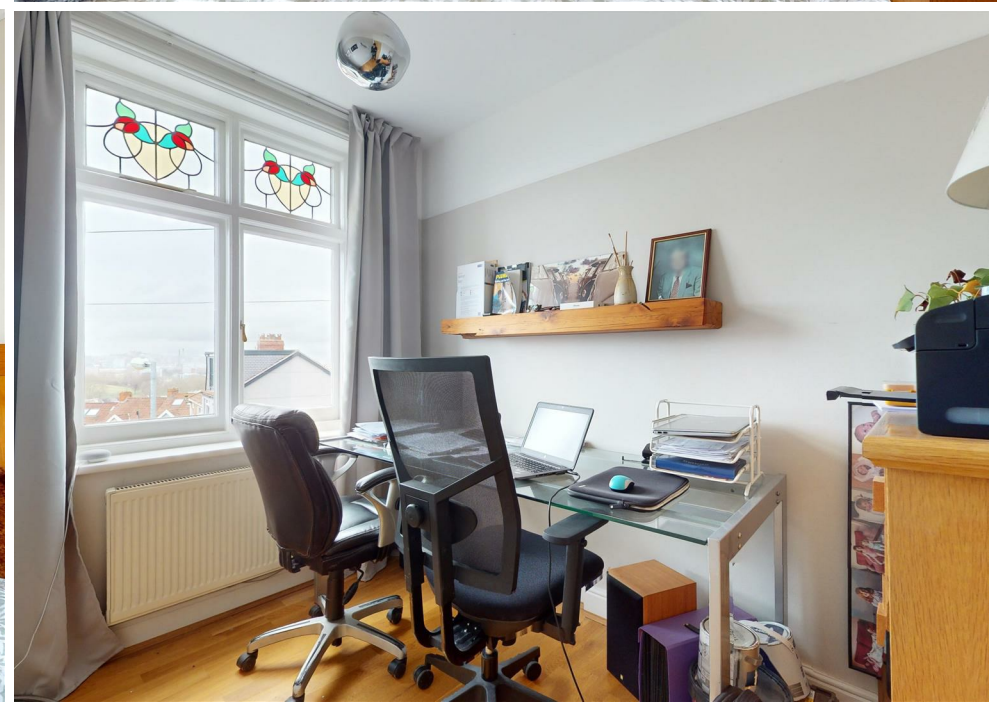
Council Tax Band - C

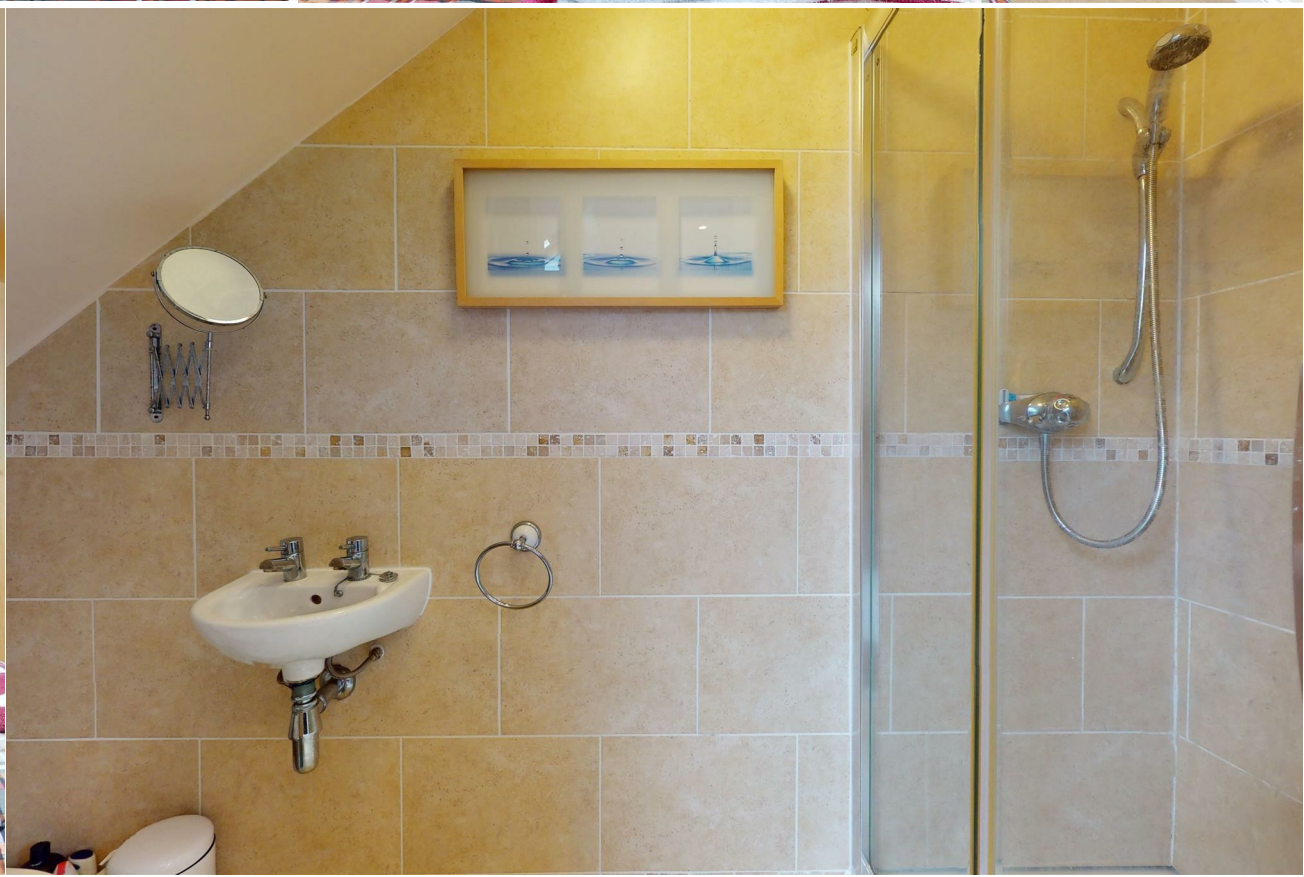






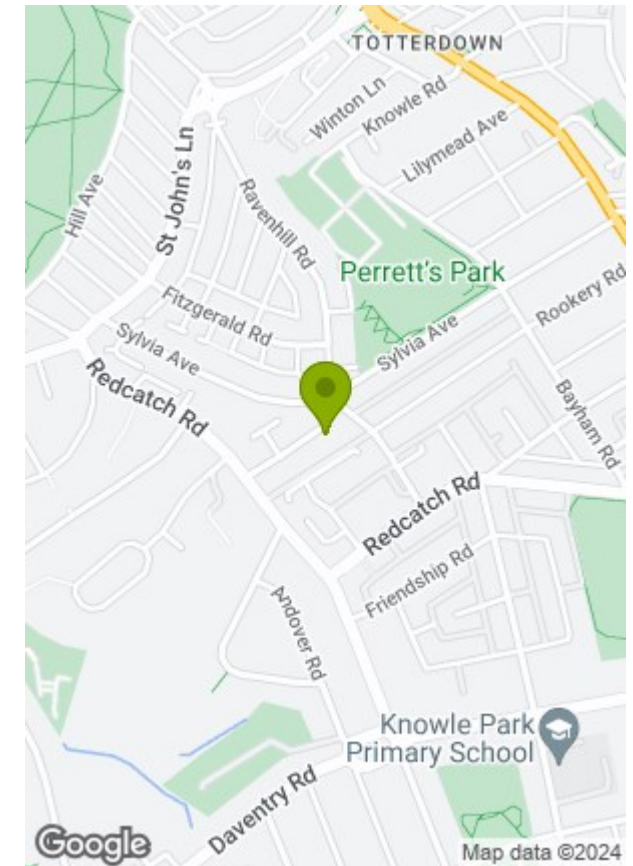












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	59	
England & Wales	EU Directive 2002/91/EC	

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	

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