



Priory Road, Knowle, Bristol, BS4 2NF

£475,000

This three bedroom Victorian home is bursting with character and ready for a transformative touch. Retaining beautiful original features like intricate moldings, high ceilings, and charming fireplaces, it's an ideal canvas for those looking to restore historic charm with modern upgrades.

The layout is spacious and offers a bay-fronted sitting room, a separate dining room, and an additional reception room, giving plenty of space for flexible living or entertaining. The kitchen is a large space with the potential to be transformed into a modern, functional hub of the home. From the reception room, you can access a sunroom, offering a bright and airy space to enjoy the garden views. Upstairs, all three bedrooms are generous doubles, and there's both an upstairs bathroom and a handy downstairs W/C.

Outside, the generous gardens offer endless possibilities for landscaping, gardening, or entertaining. Off-street parking is a bonus, and the location has some excellent perks nearby: the Jubilee swimming pool and the friendly Knowle pub are both within easy walking distance.

This property is ideal for someone with vision who's ready to bring out the best in a classic Victorian home!



Vestibule 3'09 x 4'00 (1.14m x 1.22m)

Sitting Room 16'00 bay x 15'01 max (4.88m bay x 4.60m max)

Reception Room 13'05 x 12'11 max (4.09m x 3.94m max)

Sun Room 9'02 x 6'08 (2.79m x 2.03m)

Dining Room 12'02 max x 11'09 (3.71m max x 3.58m)

Kitchen 15'03 x 11'09 max (4.65m x 3.58m max)

W/C 5'04 x 3'02 (1.63m x 0.97m)

Bedroom One 13'03 x 13'00 max (4.04m x 3.96m max)

Bedroom Two 13'05 x 13'00 (4.09m x 3.96m)

Bedroom Three 11'09 x 10'09 max (3.58m x 3.28m max)

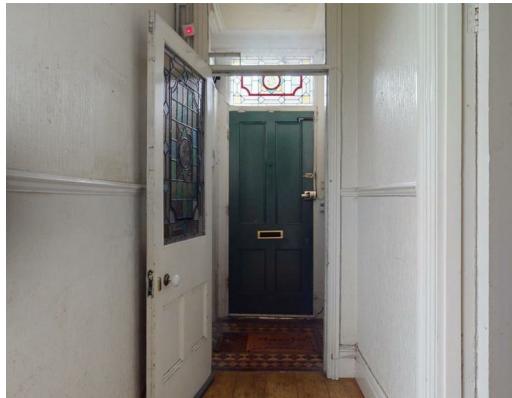
Bathroom 8'02 x 5'11 (2.49m x 1.80m)

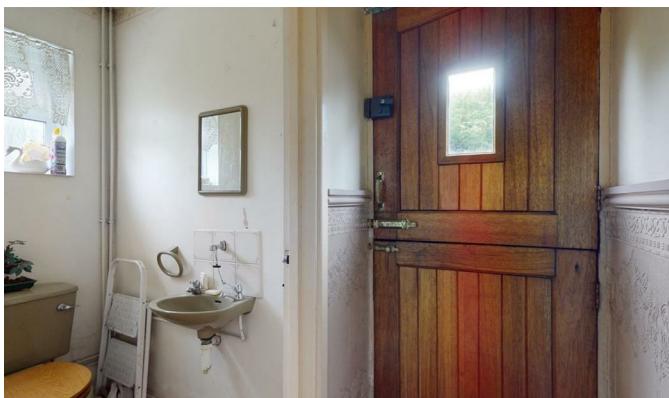
Upstairs W/C 5'10 x 2'10 (1.78m x 0.86m)

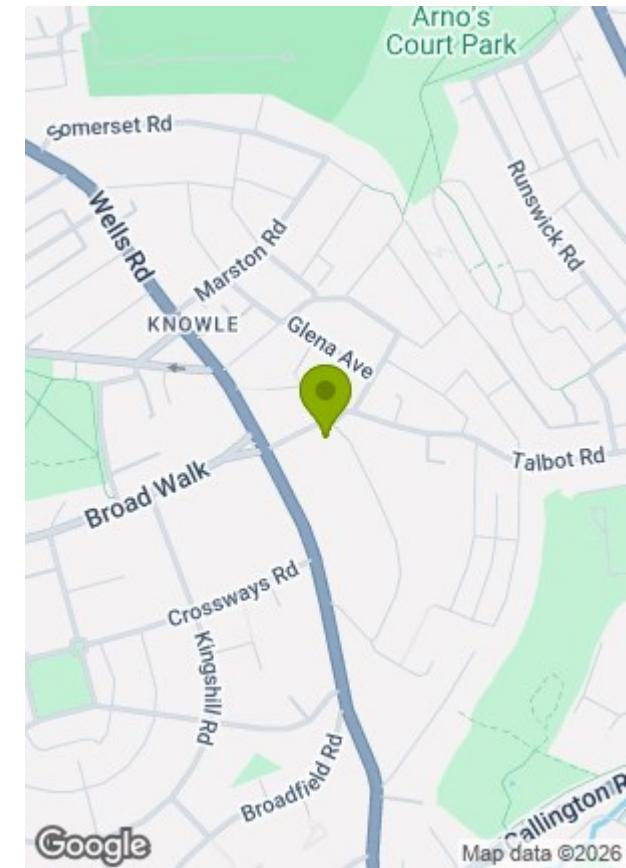
Tenure - Freehold

Council Tax Band - D









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			
		83	
		55	

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	EU Directive 2002/91/EC

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