



115 Ravenhill Road, Bristol, BS3 5BT

£485,000

Nestled on the sought-after Ravenhill Road in Knowle, this delightful 1930s family home offers the perfect blend of character, comfort, and breathtaking views over the city. Boasting a prime elevated position, the property enjoys panoramic vistas toward Victoria Park at the front and Perrett's Park at the rear.

Step inside to discover an inviting entrance vestibule and a welcoming hallway featuring the original wooden internal door with beautiful stained glass. Throughout the home, the original floorboards are proudly exposed, adding to the property's charm and character. The open-plan sitting/dining room is a bright and airy space with a bay window at the front and French doors leading out to the garden, offering a seamless connection between indoor and outdoor living. The kitchen/breakfast room is well-equipped with an integrated washing machine, a range cooker, and a skylight that floods the space with natural light.

Upstairs, you'll find two generously-sized double bedrooms, a further single room, and a well-presented white shower room. The home also benefits from gas central heating and double glazing for added comfort.

Outside, the rear garden is a wonderful space, featuring a covered concrete area, a section of decking, and a well-maintained lawn, perfect for outdoor entertaining or relaxing. The garage has been thoughtfully converted and is ideal for use as an office or workshop, providing a versatile space to suit a variety of needs. There is also access to the rear lane for convenience.

With local schools, shops, bus services, and the stunning Victoria Park and Perrett's Park all within easy reach, this property is an ideal choice for a growing family seeking a blend of peaceful surroundings and urban convenience.

Sitting Room 14'07 bay x 13'01 max (4.45m bay x 3.99m max)

Dining Room 13'04 x 11'09 (4.06m x 3.58m)

Kitchen 20'11 x 6'01 (6.38m x 1.85m)

Bedroom One 14'03 bay x 11'09 (4.34m bay x 3.58m)

Bedroom Two 13'05 x 11'09 (4.09m x 3.58m)

Bedroom Three 9'02 x 6'10 (2.79m x 2.08m)

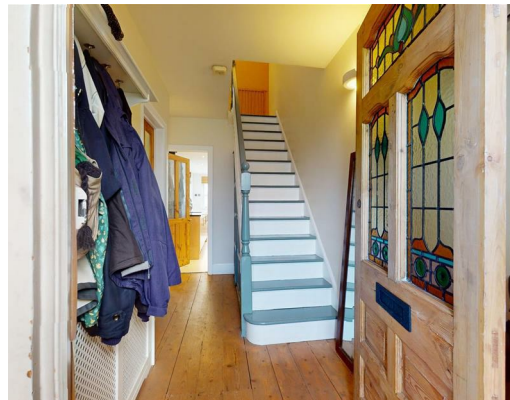
Shower Room 6'09 x 6'00 (2.06m x 1.83m)

Garage 13'04 x 18'01 (4.06m x 5.51m)

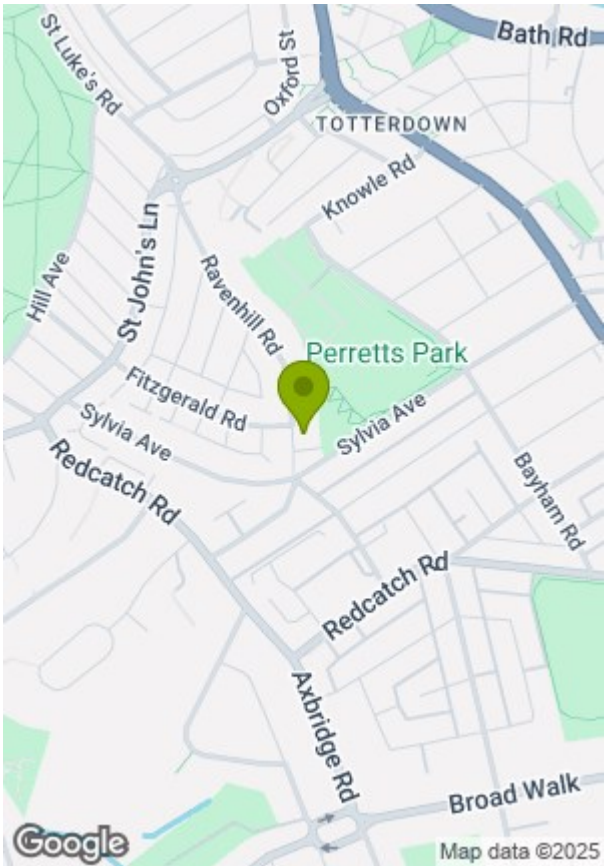
Tenure - Freehold

Council Tax Band - C









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.