



Connells

Iminster Avenue  
Bristol

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Bristol BS4 1LX

for sale offers in excess of  
**£280,000**



### Property Description

A residential street situated Knowle West. One of the real benefits of this area is variety of parks and green spaces within a short distance. Redcatch Park and the Northern slopes are located a short walk away whilst Perretts Park, and Arnos Vale Cemetery are just a little further afield. The expansive Victoria Park and Callington Road Nature Reserve are also located within walking distance, providing brilliant open spaces for the summer or for walking the dog all year round. The area is easily commutable from Bristol City Centre at approximately 30/40 minutes to walk depending on where you need to get to, or just a short cycle or bus journey down Wells Road. The area also has lots of amenities on the doorstep with Wells Road recently becoming home to more and more popular shops, bars, cafes and restaurants, including Fox & West, Nook, Southside, and Bank. The Knowle Pub is also a great spot for a Sunday lunch or a drink in the garden.

### Entrance Hall

Double glazed door to the front

### Lounge

15' 11" x 12' 5" ( 4.85m x 3.78m )  
Double glazed window to the front, TV point, radiator

### Kitchen

14' 10" x 7' 10" ( 4.52m x 2.39m )  
Double glazed window to the rear, Fitted kitchen with a range of wall and base units over, plumbing for a washing machine, space for a Fridge freezer

### Wc

Low level WC.

### Lounge

13' x 9' 8" ( 3.96m x 2.95m )  
Double glazed window to the rear, Radiator

### Reception/ Bar

Side extension with double glazed doors to the front and back. Light and power, Wood laminate flooring and Bar

### Bedroom One

13' x 9' 8" ( 3.96m x 2.95m )  
Double glazed window to front, carpeted, radiator

### Bedroom Two

14' 10" x 7' 10" ( 4.52m x 2.39m )  
Double glazed window to the rear, radiator and TV point.

### Bedroom Three

9' 6" x 8' 1" ( 2.90m x 2.46m )  
Double glazed window to the front and radiator

### Bathroom

Double glazed window to the rear, Panelled bath and wash hand basin

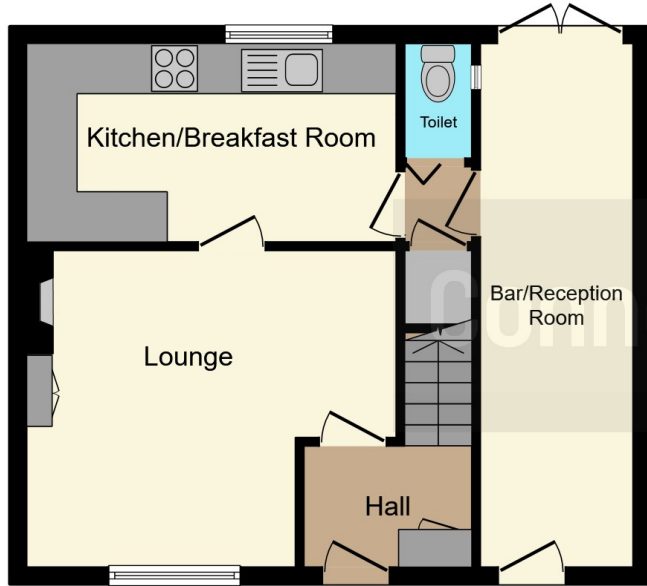
### Front Garden

Gated driveway to the front

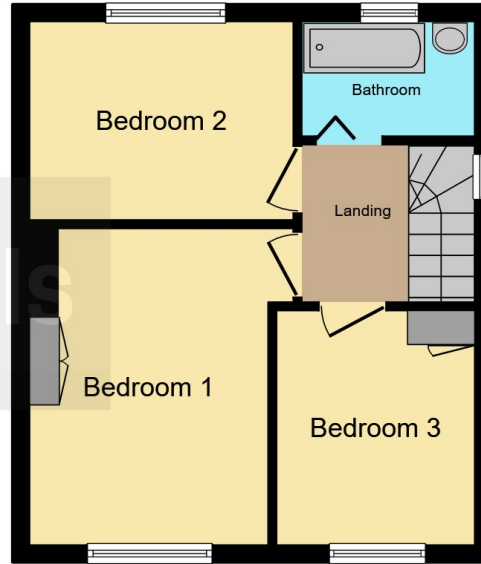
### Rear Garden

Fully enclosed rear garden with a decked area and a large Summerhouse which has a hot tub





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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