



**Connells**

Donegal Road  
Knowle Bristol



### Property Description

This well-presented three-bedroom home offers bright, modern interiors and a practical layout that suits first-time buyers, young families, or anyone seeking a move-in-ready property in a popular BS4 neighbourhood. The ground floor provides a welcoming flow, beginning with a spacious living room to the front and leading through to a generous kitchen spanning the rear of the home. The kitchen features contemporary cabinetry, integrated cooking appliances, and direct access to the garden, making it a functional and social space.

Upstairs, three well-proportioned bedrooms and a neatly finished bathroom provide comfortable accommodation. Bedroom One benefits from built-in wardrobes, while all rooms enjoy neutral décor and good natural light. The property also includes a sizeable rear garden offering excellent potential for landscaping or family use, and a driveway running alongside the house.

Located close to local amenities, schools, green spaces, and transport links into the city centre, this home combines convenience with modern comfort. With clean presentation and a practical layout, it's ready for its next owners to make it their own.

### Living Room

12' 10" x 12' 1" ( 3.91m x 3.68m )

Located at the front of the property with a double glazed window to the front. Features modern wooden flooring and neutral decor, creating a bright and welcoming main living space.

### Kitchen

15' 10" x 7' 8" ( 4.83m x 2.34m )

Positioned at the rear with a double glazed window overlooking the garden. Fitted with

contemporary base and wall units, dark worktops, tiled splashbacks and an integrated oven and extractor. The flooring is a wood-style laminate, and the room provides direct access to the rear garden via a double glazed PVC door.

### Downstairs WC

Conveniently located downstairs WC.

### Bedroom One

12' 10" x 11' 2" ( 3.91m x 3.40m )

A spacious main bedroom at the front with a double glazed window. Finished with a grey carpet and light decor, and benefiting from built-in wardrobes.

### Bedroom Two

11' 10" x 8' 4" ( 3.61m x 2.54m )

A well-sized second bedroom with a double glazed window overlooking the rear. Finished with grey carpet and neutral walls for a clean, modern feel.

### Bedroom Three

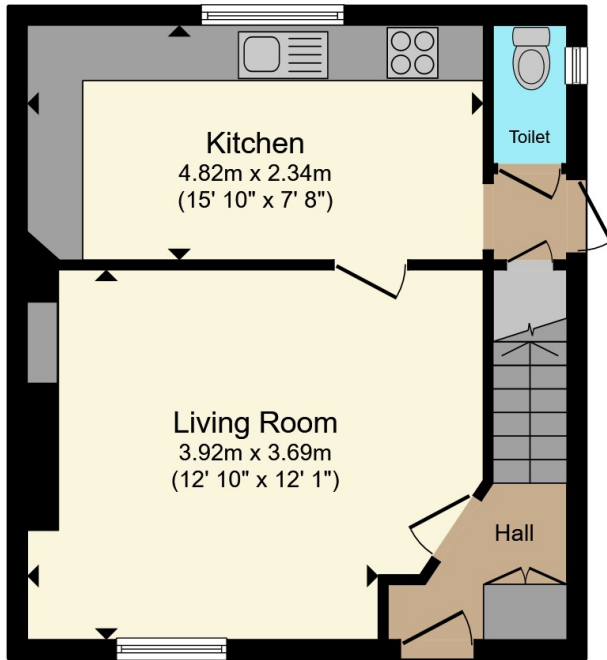
9' 4" x 7' 7" ( 2.84m x 2.31m )

A third bedroom with a double glazed window to the front. Finished with grey carpet and light decor, suitable as a bedroom, nursery, or home office.

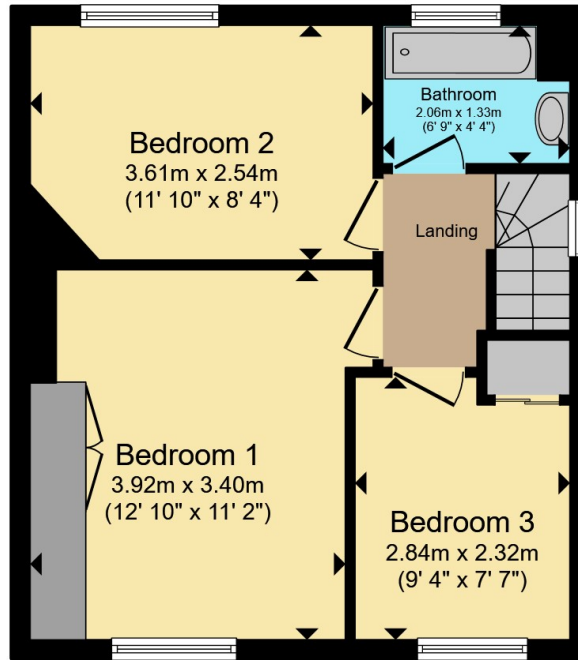
### Bathroom

Located at the rear with a frosted double glazed window overlooking the rear. This room comprises WC, pedestal sink and paneled bath with shower over. Vinyl flooring, and partially tiled walls.





**Ground Floor**



**First Floor**



Total floor area 77.3 m<sup>2</sup> (832 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

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BRISTOL BS3 1JN

EPC Rating: D Council Tax  
Band: B

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Tenure: Freehold



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