GREENWOODS
property centre

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37 Queens Road, Bristol, BS4 2LU

Guide Price £255,000

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Offered with no onward chain, a semi detached home ready for its new owner to stamp their own mark on their new home. The property occupies an elevated position on this quiet road and has accommodation comprising an entrance hall, a light & airy bay fronted sitting room, a separate dining room and a kitchen. On the first floor, there are two double bedrooms, a single bedroom and bathroom. There is a small raised front garden and a good size rear garden where there is a garage accessed via a rear lane. The house is just minutes from the Wells Road with the popular Fox and West Deli, Acapella, Smokebox and Bruhaha Bar's. Knowle is an extremely popular family area, with good schools and a choice of parks, & Temple Meads Station being within a 40 minute walk. Bristol's scenic harbourside and city centre are also within walking distance.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

- Semi Detached Family Home
- Sitting Room
- Kitchen
- Garden & Garage
- No Onward Chain
- Three Bedrooms
- Separate Dining Room
- Upstairs Bathroom
- In Need of Updating
- Energy Rating - D









Sitting Room 12'11 max x 11'4 max (3.94m max x 3.45m max)

Dining Room 12' x 10'9 (3.66m x 3.28m)

Kitchen 8'10 x 7'10 (2.69m x 2.39m)

Bedroom One 13'1 x 11'11 (3.99m x 3.63m)

Bedroom Two 12' x 10'10 (3.66m x 3.30m)

Bedroom Three 8'9 x 8' (2.67m x 2.44m)

Bathroom 5'10 x 5'8 (1.78m x 1.73m)

Tenure - Freehold

Council Tax Band - B













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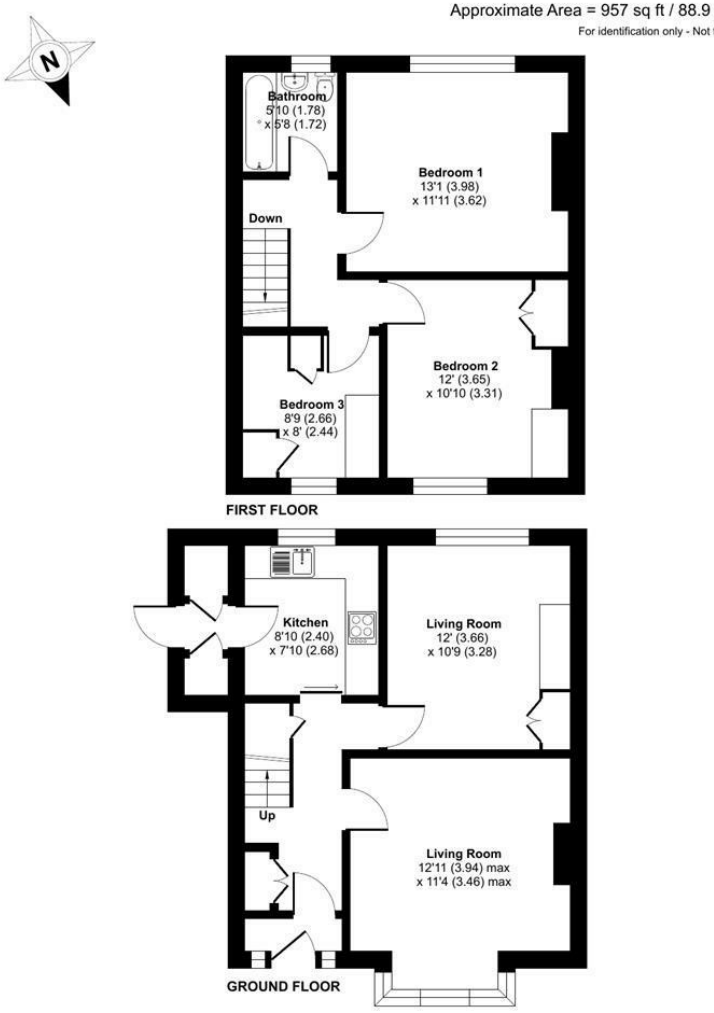
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Queens Road, Knowle, Bristol, BS4

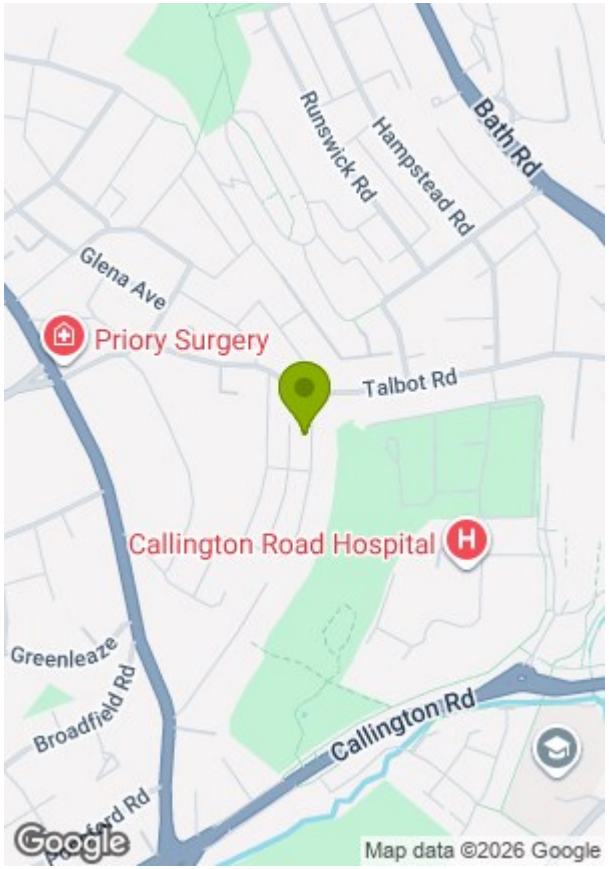
Approximate Area = 957 sq ft / 88.9 sq m

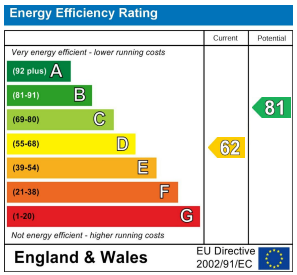
For identification only - Not to scale

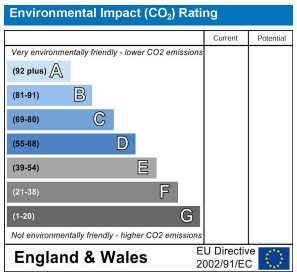


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1464745

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