

MAGGS & ALLEN

7 KNOLE COURT KNOLE LANE

BRISTOL, BS10 6TZ

£300,000

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A generously-sized (approx. 1088 sqft) end-terraced home offering three bedrooms, a private rear garden and driveway. In need of some internal modernisation, this property is offered to the market with no onward chain.

Ground Floor

Upon entry, you are greeted by a wide entrance hall providing access to the principal rooms, ground floor WC and staircase.

The lounge is situated at the rear of the property; spanning the full-width of the building and benefitting from French doors opening to the rear garden.

The kitchen/diner sits opposite, and comprises a range of base and wall-mounted units with an integrated electric oven, gas hob with extractor, stainless steel sink and space for a free-standing washing machine and fridge/freezer. A sizeable room spanning nearly 20 feet in length, ample space is available for a large dining table.

First Floor

From the first floor landing, you will find three generous bedrooms and a family bathroom.

The main bedroom sits at the front elevation, and is a generous double with a large uPVC double glazed window allowing for an abundance of light to flood the room. Adjacent, the second bedroom is also a well-sized double, and Bedroom 3 is a small double making for an ideal home office or study.

Completing the accommodation is a three-piece family bathroom encompassing a toilet, sink and bath with shower over.

Externally

From Knole Lane, a block-paved driveway offers parking for one car, with a pathway to the front door running adjacent. From here, side access is available to the rear.

The rear garden offers a private feel, and is currently laid to lawn and offering great potential.

Location

Brentry is situated in the northern part of Bristol, offering easy access to both the city centre and the beautiful countryside of South Gloucestershire. It is well-connected to major roads and public transportation routes, making it convenient for commuting to work or exploring the surrounding areas.
Despite being close to the city centre, Brentry is surrounded by green spaces and parks, providing residents with opportunities for outdoor activities, leisurely walks, or simply enjoying nature. The nearby Blaise Castle Estate and Blaise Castle are popular destinations for locals and visitors alike. The nearby Cribbs Causeway offers a wide range of shops, restaurants, entertainment options, and leisure facilities, including a cinema and a bowling alley.

Schools

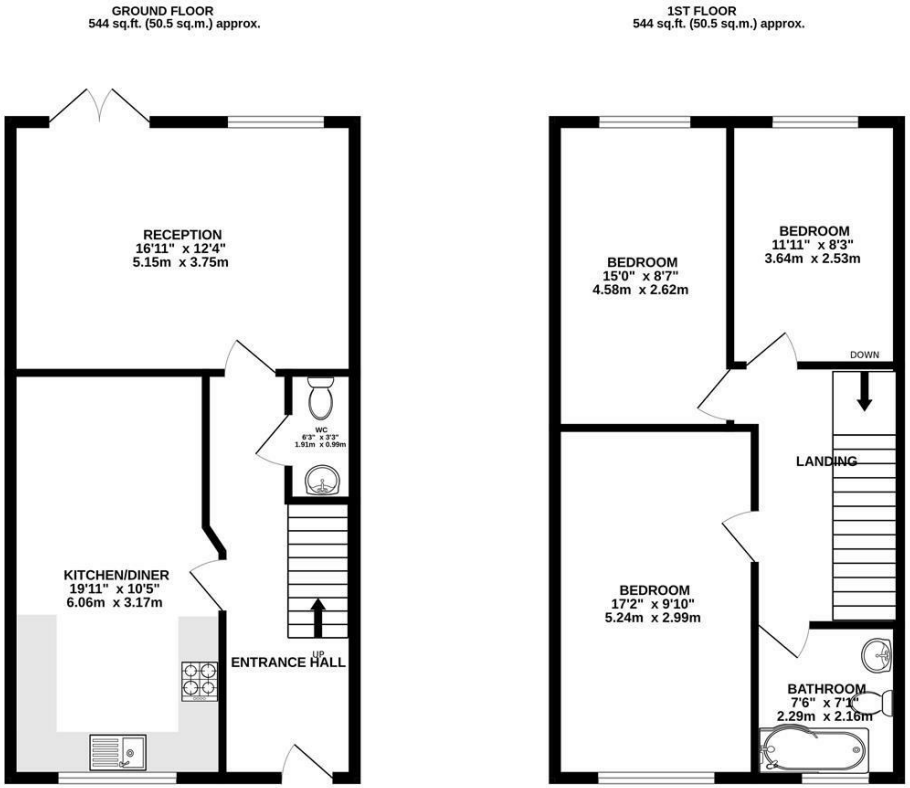
Brentry Primary School - 0.27 miles
Blaise Primary and Nursery School - 0.46 miles
Little Mead Primary Academy - 0.54 miles
Henbury Court Primary Academy - 0.58 miles
Bristol Free School - 0.62 miles

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.













- A generously-sized, modern end-terraced home
- Three sizeable bedrooms
- Full-width lounge, with French doors opening to the garden
- Spacious kitchen/diner
- Family bathroom plus ground floor WC
- Private rear garden
- Driveway to the front
- Offered to the market with no onward chain

Guide Price: £300,000

Tenure: Freehold

Council Tax Band: D

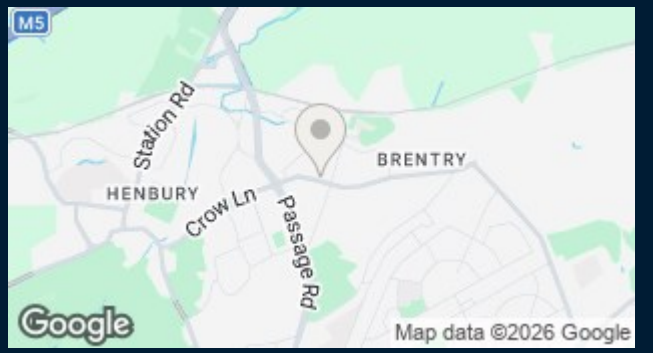
EPC Rating: C

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



MAGGS &ALLEN













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