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92 Leinster Avenue, Bristol, BS4 1NN

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## Offers In Excess Of £265,000

Situated on Leinster Avenue in Knowle Bristol, this delightful house presents an excellent opportunity for those seeking a comfortable family home. This property also has no onward chain.

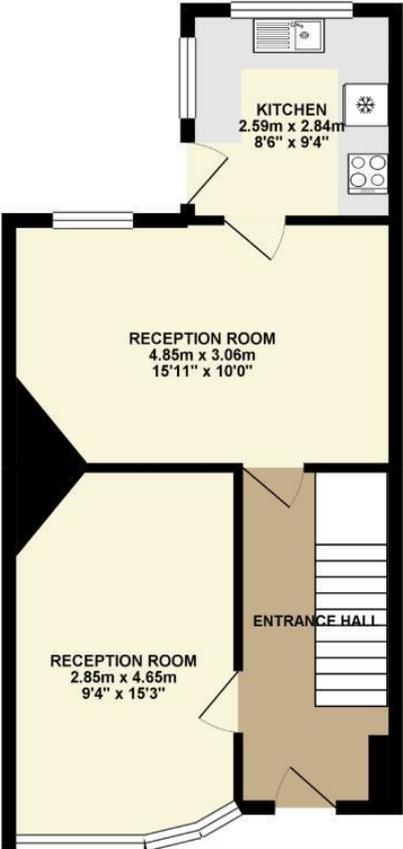
The house boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The two reception rooms are versatile and can be tailored to suit your lifestyle, whether you envision a cosy lounge for relaxation or a vibrant dining area for entertaining friends and family.

One of the standout features of this property is the rear garden, which offers a peaceful outdoor retreat. The garden is accessible via a back lane, providing added convenience and privacy. It is an ideal space for children to play, for gardening, or simply for enjoying a quiet moment in the fresh air.

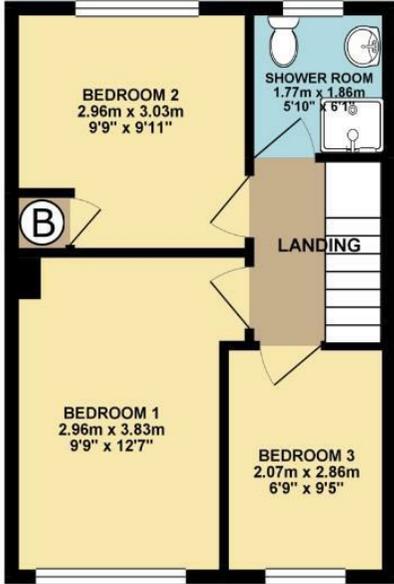
In summary, this three-bedroom house on Leinster Avenue is a fantastic opportunity for anyone looking to settle in Bristol. With its spacious reception rooms, a lovely garden, and the benefit of no onward chain, this property is sure to attract interest. Do not miss your chance to make this house your new home. Contact us today on 0117 972 3948 or [knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com)

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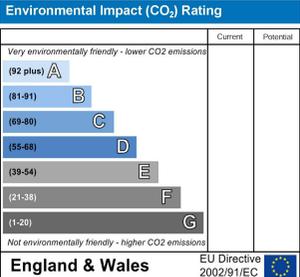
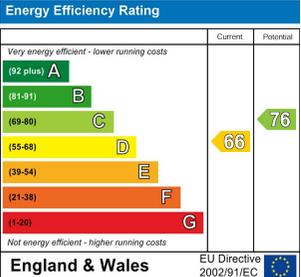
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Front Garden

Enclosed via walls, Pathway to entrance door, Flower borders.

### Entrance Hall

Entrance door to front elevation, Stairs to first floor, Cupboard housing electrics, Doors to rooms, Radiator, Carpet.

### Reception Room One

Double glazed window to front elevation, Chimney breast, Radiator, Carpet.

### Reception Room Two

Double glazed window to rear elevation, Door to kitchen, Chimney breast, Radiator, Carpet.

### Kitchen

Double glazed window to side and rear elevation, Door to Garden, Range of wall and base units with work spaces above, Sink drainer, Space for upright fridge freezer, Space for cooker, Plumbing for washing machine, Vinyl floor.

### Landing

Doors to rooms, Loft access, Carpet.

### Bedroom One

Double glazed window to front elevation, Radiator, Carpet.

### Bedroom Two

Double glazed window to rear elevation, Cupboard housing boiler and water tank, Radiator, Carpet.

### Bedroom Three

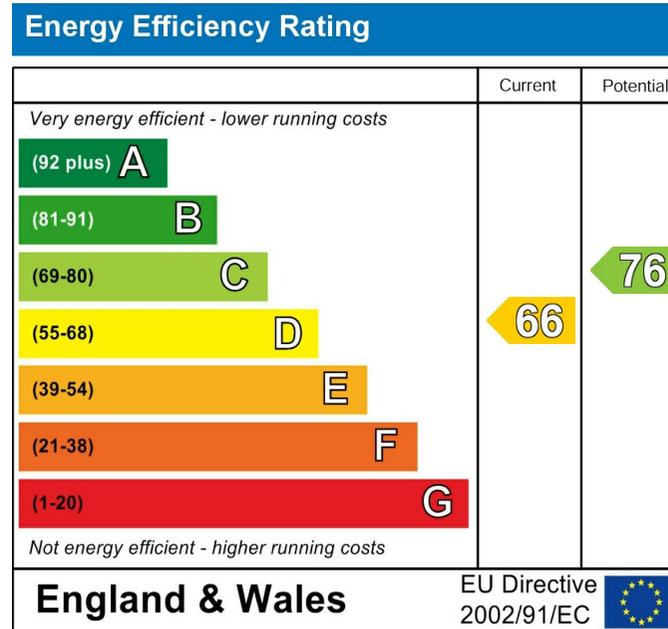
Double glazed window to front elevation, Radiator, Carpet.

### Shower Room

Double glazed window to rear elevation, Shower cubicle, Low level W/C, Wash hand basin, Radiator, Vinyl floor.

### Rear Garden

Enclosed via fencing and walls, Shed, Laid to chipping area, Laid to paving stone area, Pathway to rear elevation, Gate providing rear access via lane.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

