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97 Leinster Avenue, Bristol, BS4 1NN

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£265,000

Nestled on Leinster Avenue in Knowle, Bristol, this delightful end-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is the spacious kitchen diner, which is designed for both functionality and social gatherings. This area is perfect for family meals or hosting friends, allowing for a seamless flow between cooking and dining.

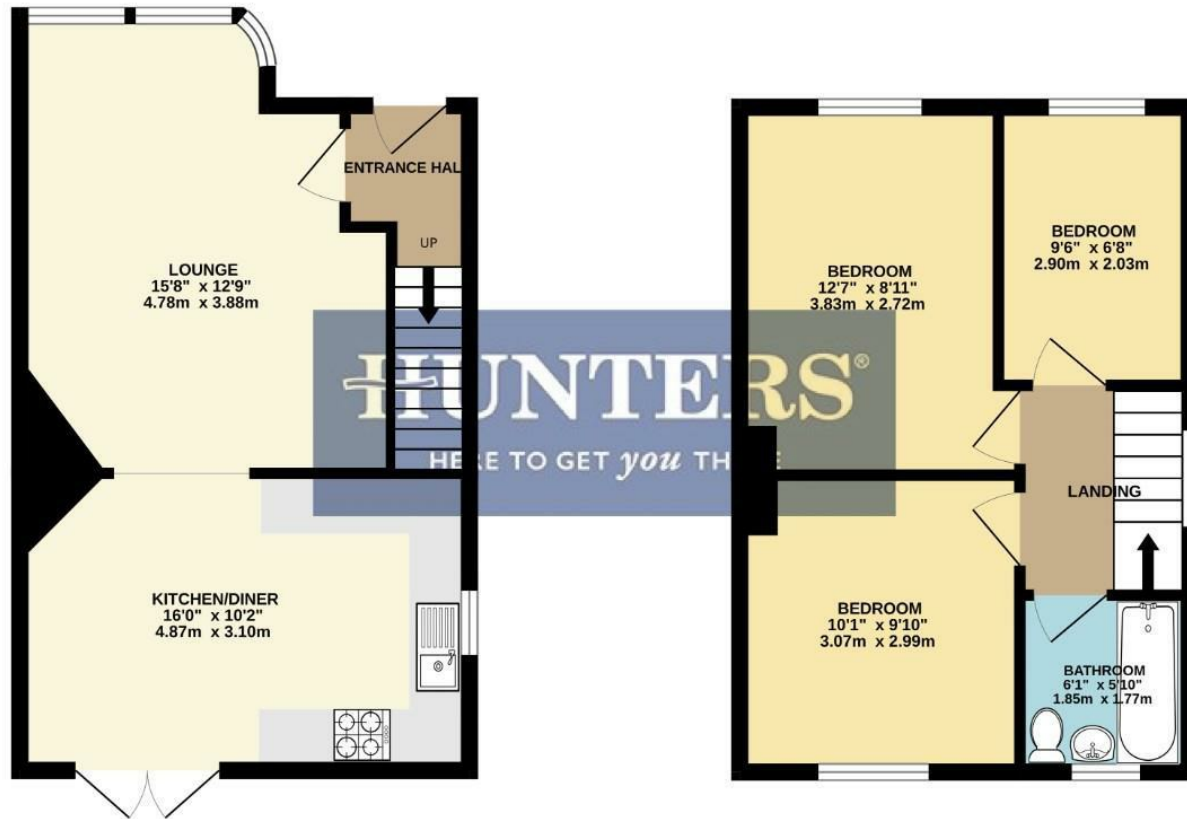
Outside, the property boasts both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. The side access adds an extra convenience, making it easy to navigate between the front and back of the house.

This property is not just a house; it is a home that offers a wonderful lifestyle in a vibrant community. With its appealing features and prime location, this end-terrace house on Leinster Avenue is a fantastic opportunity for anyone looking to settle in Bristol. Contact us today to arrange your internal viewing.

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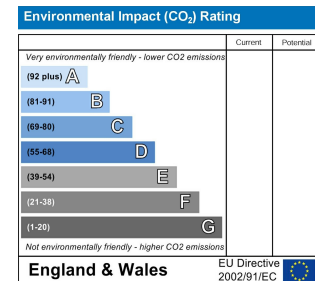
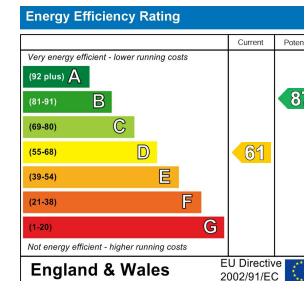
GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.

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 as 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 brick wall, Pathway leading to front entrance door, Gate providing side access, Raised flower beds.

Entrance Hall

Entrance door to front elevation, Door to Lounge, Stairs to first floor, Radiator, Carpet.

Lounge

Double glazed window to front elevation, Opening through to Kitchen Diner, Chimney breast, Feature mantle surround, Radiator, Floorboards.

Kitchen Diner

Double glazed double doors to rear elevation, Double glazed window to side elevation, Chimney breast, Wall and base units with work surfaces above, Integrated oven with gas hob and extractor fan above, Plumbing for washing machine, Plumbing for dishwasher, Space for upright fridge freezer, Wall mounted combi boiler, Radiator, Tiled floor.

Landing

Double glazed window to side elevation, Doors to rooms.

Bedroom One

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

Bedroom Two

Double glazed window to rear elevation, Chimney breast, Loft access, Radiator, Floorboards.

Bedroom Three

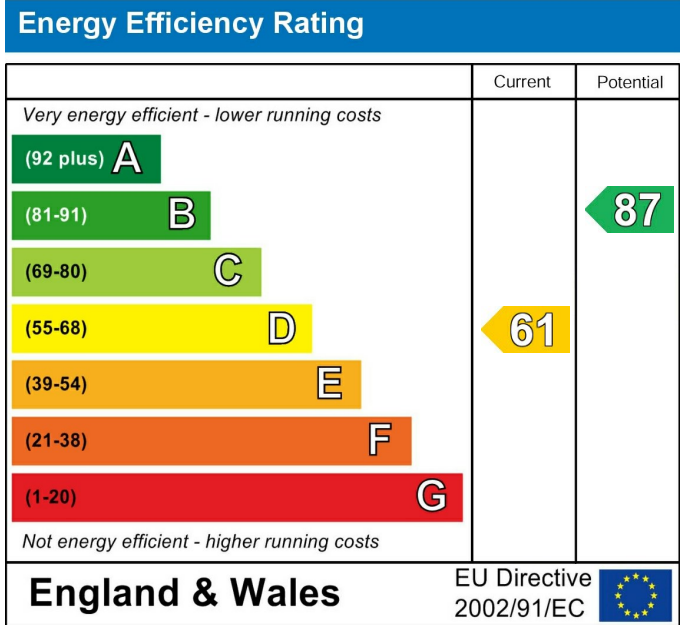
Double glazed window to front elevation, Radiator, Carpet.

Bathroom

Double glazed window to rear elevation, Panelled bath with shower over, Low level W/C, Wash hand basin, Radiator, Tiled floor.

Rear Garden

Enclosed via fencing and stone walls, Gate providing side access, Outbuilding, Patio area, Laid to lawn, Flower borders with bushes, shrubs and trees including 3 espaliered fruit trees



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.





