



Greenmore Road, Knowle

Offers In Excess Of

- **Energy Rating - E**
- **Utility**
- **Light & Airy Throughout**
- **Gas Central Heating & UPVC Double Glazing**
- **Close To Local Amenities**

- **Three Bedroom End Terrace Home**
- **Ground Floor Cloakroom**
- **Dining Room Connected To Kitchen/Breakfast Room**
- **French Doors Leading To Rear Garden**
- **Double Bay Fronted Windows**

Conveniently located just a short walk from Wells Road, the property enjoys easy access to an array of local amenities including Fox & West Deli, Acapella, Southside Bar and the recently opened Bruhaha Bar, serving local craft beers. It is also on the doorstep of the beautiful Arnos Vale Cemetery – 45 acres of green space in the heart of Bristol – along with a choice of nearby parks. The highly regarded Knowle Pub is also within walking distance, popular for its community feel and Sunday lunches.

You are welcomed into the property via a vestibule, leading into the entrance hall with space for coats and shoes. The hallway provides access to the ground floor accommodation.

To the left is the spacious living room, featuring a classic bay window that fills the room with natural light, along with an iron-faced fireplace.

The dining room offers a fantastic space for entertaining and flows into the contemporary kitchen, fitted with solid wood worktops and a breakfast bar. A bright seating area with a glass ceiling sits between the dining room and kitchen, with French doors opening onto the rear garden.

The ground floor also benefits from a utility room and cloakroom.

Upstairs are three generous double bedrooms, with bedroom one measuring an impressive 17ft in width. A family bathroom completes the first floor.

Externally, this home benefits from a good-sized rear garden, perfect for BBQs.

Living Room 16'0" into bay x 13'5" into recess (4.88 into bay x 4.10 into recess)

Dining Area 12'4" x 11'10" into recess (3.76 x 3.61 into recess)

Kitchen/Breakfast Area 18'11" max x 15'8" max (5.77 max x 4.80 max )

Utility Room 6'9" x 3'7" (2.08 x 1.11)

Ground Floor Cloakroom 6'9" x 2'6" (2.07 x 0.77)

Bedroom One 17'2" into recess x 15'7" into bay (5.24 into recess x 4.76 into bay)

Bedroom Two 12'4" x 11'11" into recess (3.78 x 3.65 into recess)

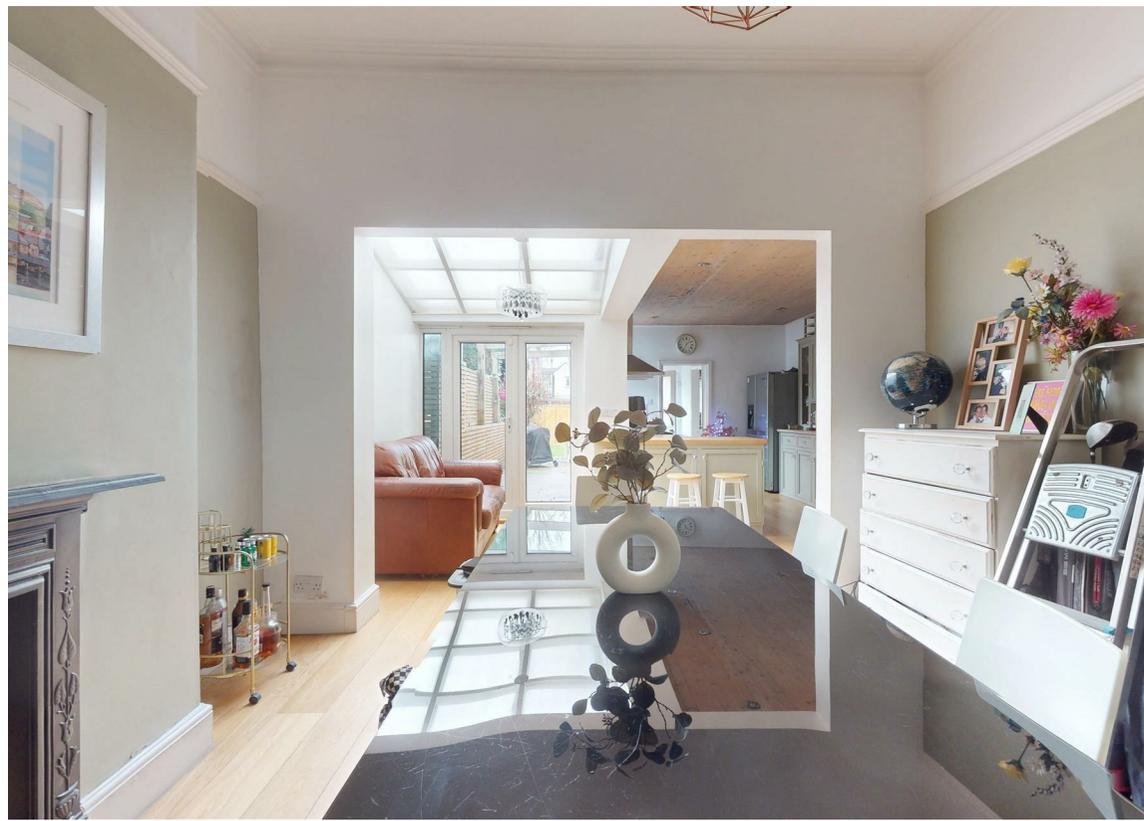
Bedroom Three 10'0" x 9'10" (3.07 x 3.01)

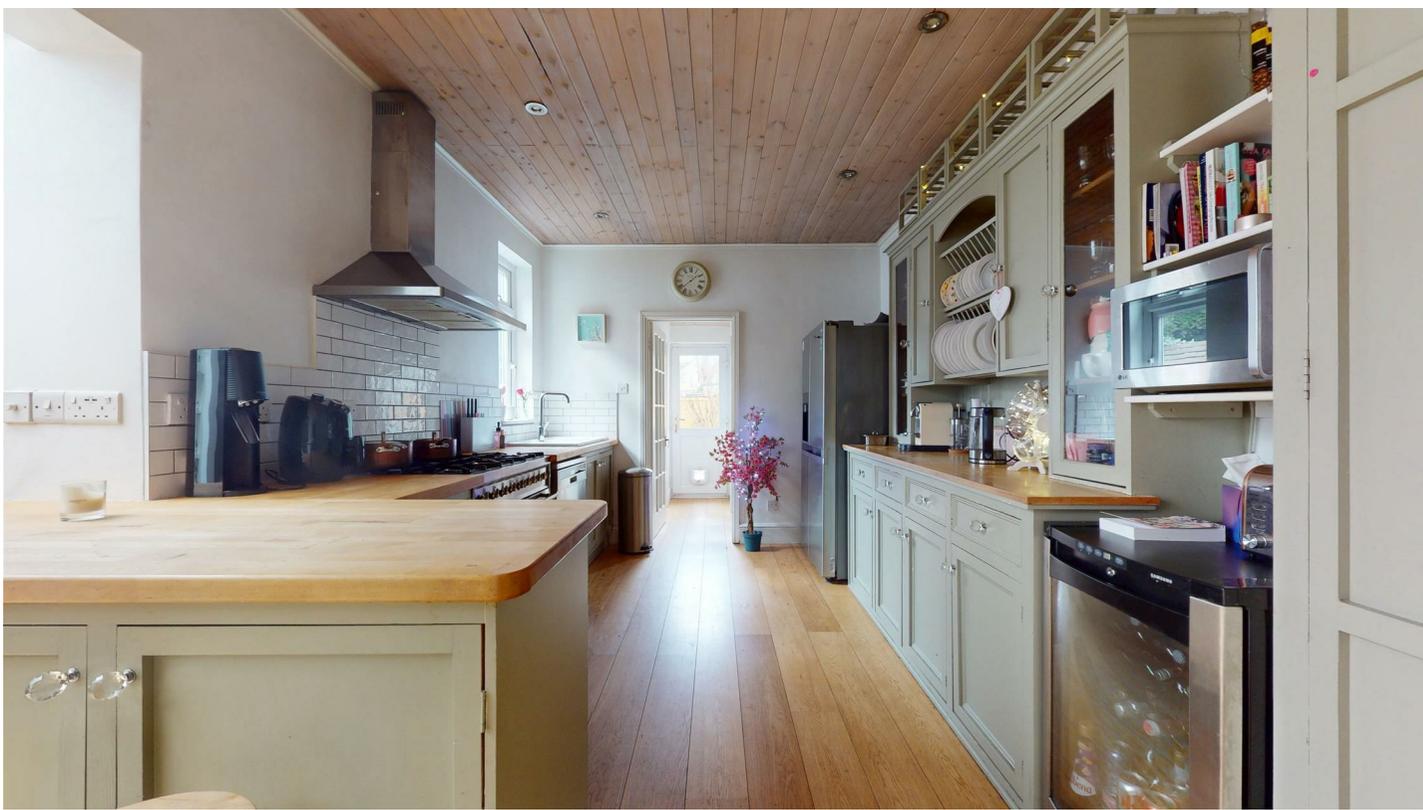
Bathroom 8'0" x 6'7" (2.45 x 2.01)

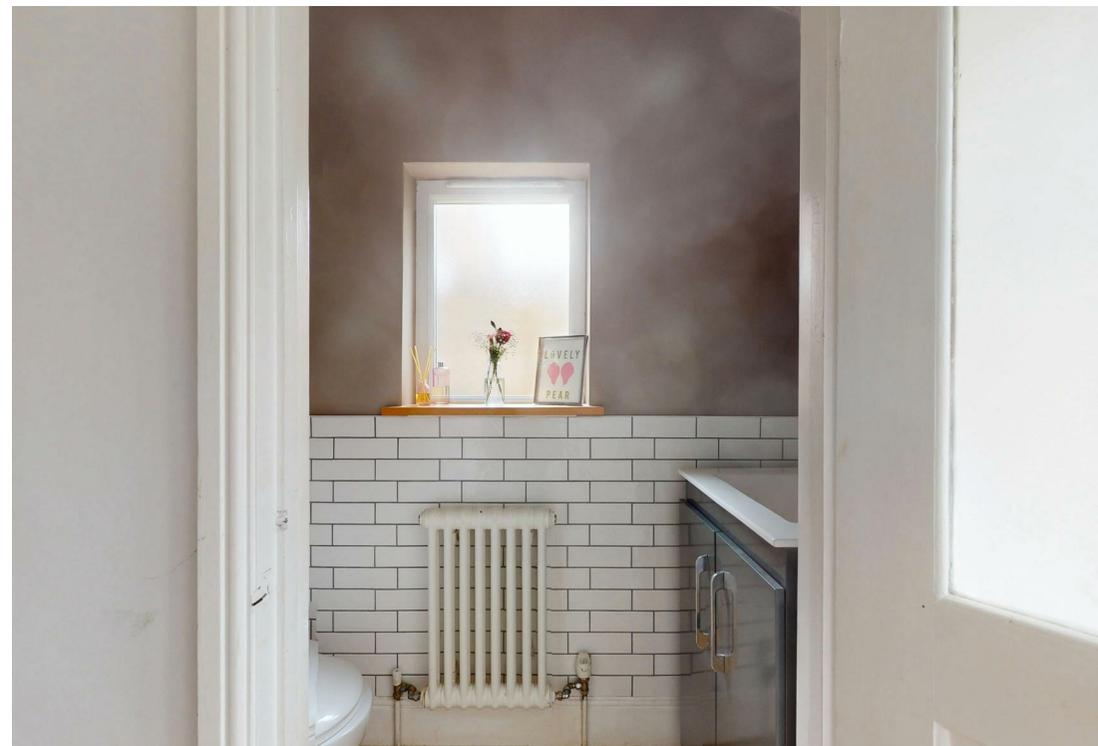
Tenure - Freehold

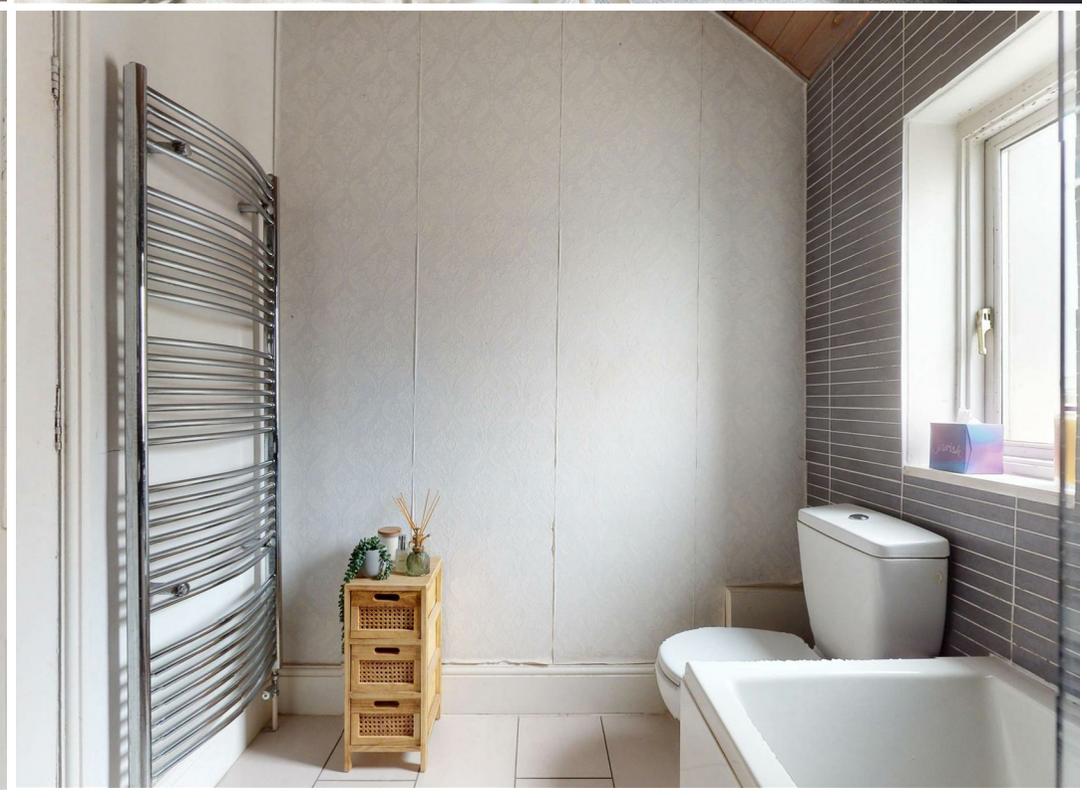
Council Tax Band - C







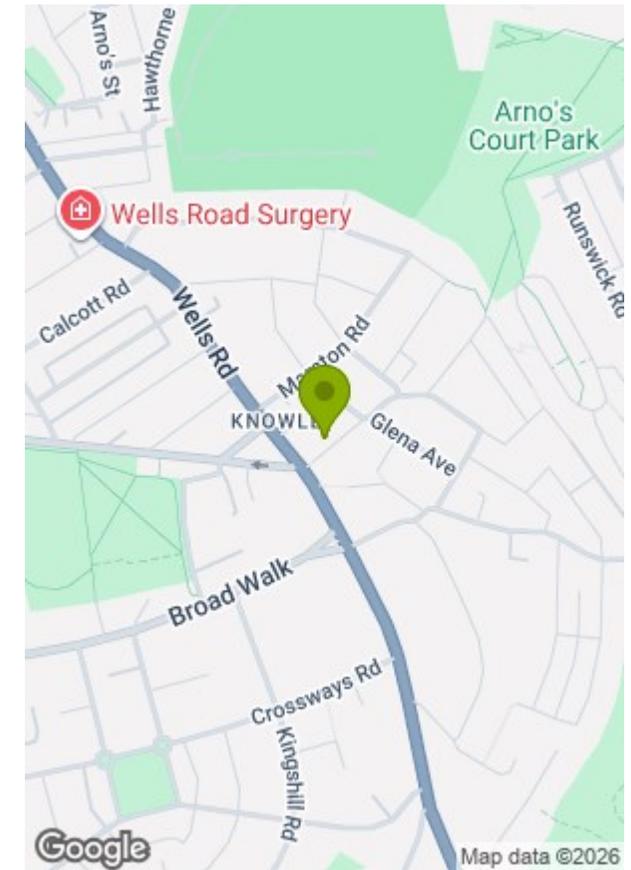








GROSS INTERNAL AREA  
FLOOR 1: 75 m<sup>2</sup>, FLOOR 2: 61 m<sup>2</sup>  
TOTAL: 136 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		40	
(1-20) G			64
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.