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94 Leinster Avenue, Bristol, BS4 1NN

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£265,000

Hunters BS4 are delighted to present this three-bedroom end terrace home, ideally situated on Leinster Avenue in Knowle, Bristol.

The property itself comprises of a porch, entrance hall, lounge, kitchen/diner to the ground floor. Upstairs you will find three good sized bedrooms and a bathroom. Further benefits include, gas central heating and uPVC double glazing.

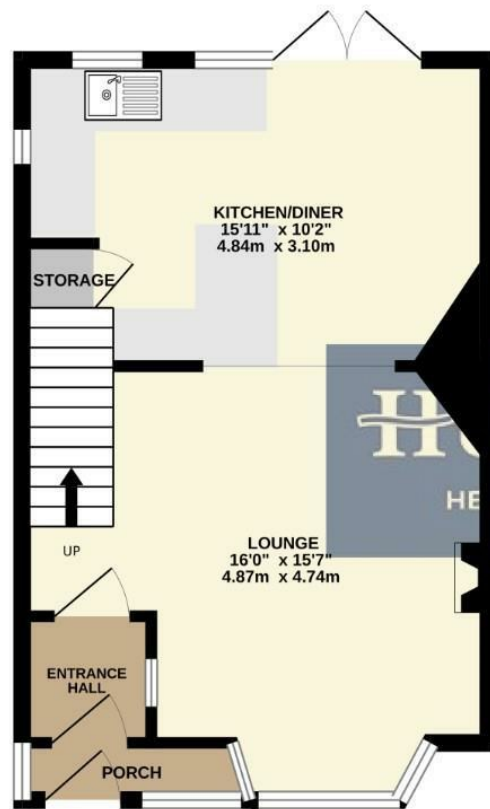
One of the standout features of this home is the mature rear garden, which is a true haven for garden enthusiasts. It offers a tranquil space to unwind, cultivate plants, or enjoy outdoor gatherings with family and friends.

Additionally, the property boasts a gated private parking space to the rear. For those in need of extra storage or workshop space, the garage adds further value to this charming home.

To appreciate all that this property has to offer please call Hunters today to book in your internal viewing on 0117 9723948 or email us at knowle.bristol@hunters.com

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GROUND FLOOR



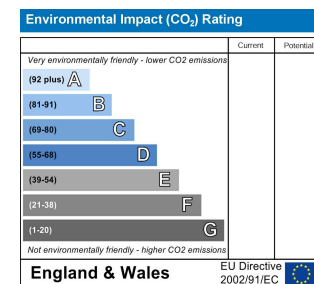
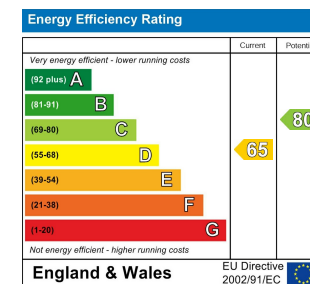
1ST FLOOR



TOTAL FLOOR AREA : 743sq.ft. (69.0 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 walls, Pathway to entrance, Flower borders, Tree, Laid to chipping stones, Gate providing side access.

Porch

Entrance door to front elevation, Double glazed windows, Carpet.

Entrance Hall

Entrance door to front elevation, Cupboard housing electrics, Door to lounge, Carpet.

Lounge

Double glazed window to front elevation, Electric fire with mantle surround, Opening to kitchen/diner, Chimney breast, Stairs to first floor, Radiator, Carpet.

Kitchen/Diner

Kitchen - Double glazed windows to side and rear elevation, Wall and base units with worksurfaces above, Sink drainer, Space for washing machine, Space for undercounter fridge, Space for undercounter freezer, Space for oven, Extractor fan, Under stairs cupboard, Vinyl flooring.

Dining Area - Double glazed double doors to garden, Chimney breast, Radiator, Carpet.

Landing

Double glazed window to side elevation, Doors to rooms, Loft access, Carpet.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to front elevation, Radiator, Carpet.

Bathroom

Double glazed window to rear elevation, Compact bath with shower over, Low level W/C, Wash hand basin, Heated towel rail, Laminate flooring.

Rear Garden

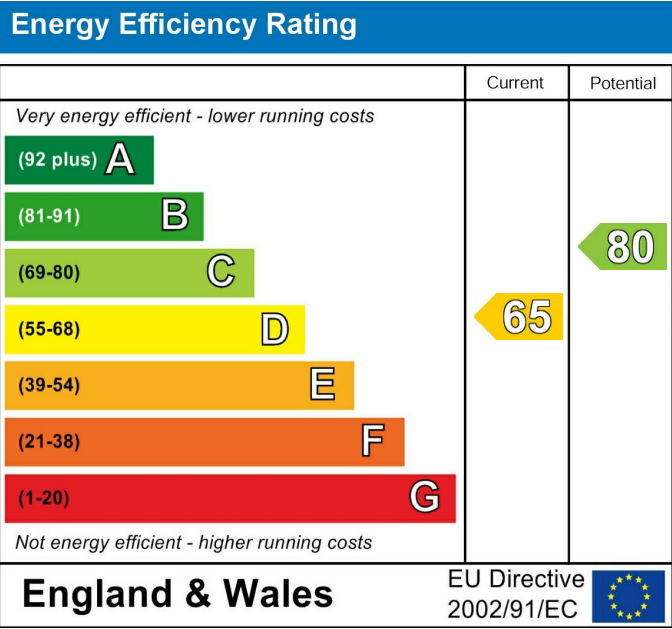
Enclosed via stone walls, Laid to lawn, Patio area with roof covering, Pathway leading to rear elevation, Flower borders with bushes, shrubs and trees, Shed, Gate providing rear and side access.

Parking Space

Gated private parking space, Situated to rear elevation, Access via lane.

Garage

Situated to rear elevation and currently used for storage.



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.





