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46 Stoneleigh Crescent, Knowle, Bristol, BS4 2RQ

£440,000

A spacious three bedroom, end of terrace house with off street parking and a south-west facing rear garden, in need of modernisation.

- 3 Bedrooms
- Off-street parking
- South-West facing garden
- Open plan living area
- Gas central heating
- No onward chain

#### The Property

This well-proportioned three-bedroom end-of-terrace house offers fantastic opportunity to acquire a home with great space, natural light and scope for improvement in a desirable setting.

Upon entry to the property, you are welcomed by a useful porch leading into the main hallway. To the left, a bright and spacious open-plan living and dining area enjoys an abundance of natural light from windows at both ends of the room. The dining area also benefits from double doors opening directly onto the rear garden, perfect for entertaining and family living.

The kitchen is a good size and offers excellent scope for modernisation, with an adjoining utility area that provides additional practicality and storage. The ground floor also features a convenient W.C. located beneath the stairs.

Upstairs, there are three well-proportioned bedrooms. The master bedroom is particularly light and airy, benefitting from attractive bay windows. The second bedroom is also spacious and enjoys views over the rear garden, while the third bedroom is a versatile space, ideal for use as a guest room, nursery, or home office. A family bathroom completes the first floor.

Externally, the property has a generous driveway providing off-road parking for up to two vehicles. To the rear, a large, south-west facing garden, offers plenty of potential for landscaping and outdoor entertainment.

The asking price reflects the updating required throughout the property.

#### Location

Knowle is a lively and popular area located in the South of Bristol. Known for its strong community spirit it's a highly sought after location for young professionals and families alike. Knowle has excellent transport links, with easy access to the city centre with a nearby train station in Bedminster, providing regular services to Bristol Temple Meads. Nearby Wells Road is the heart of of the area and offers a fantastic range of independent shops, cafes, and restaurants, there are plenty of green spaces nearby, including the popular Victoria Park, which offers tennis courts, a skatepark, and a children's play area. Knowle is also just a short distance from Bristol's city centre and Harbourside district which offer a fantastic range of shops, restaurants, and cultural attractions.

#### Other Information

Freehold.

Council Tax Band: C

#### Please Note

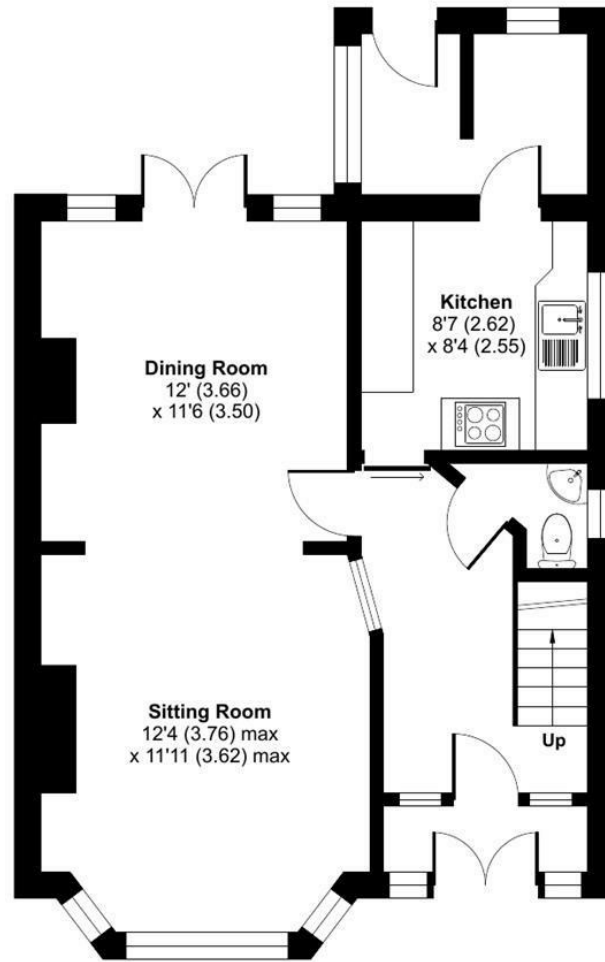
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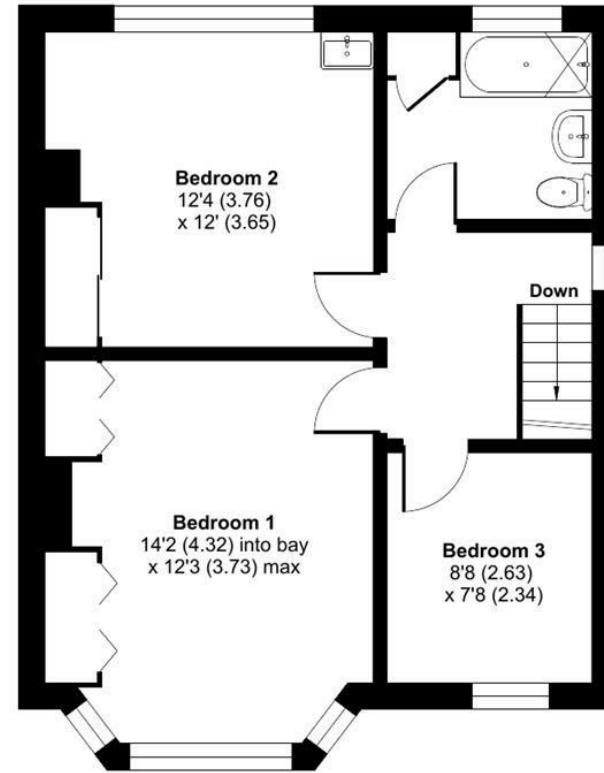
# Stoneleigh Crescent, Knowle, Bristol, BS4

Approximate Area = 1096 sq ft / 101.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



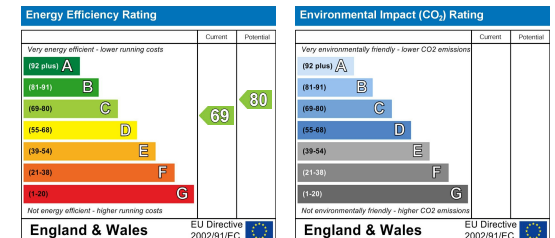
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Hollis Morgan. REF: 1441235



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