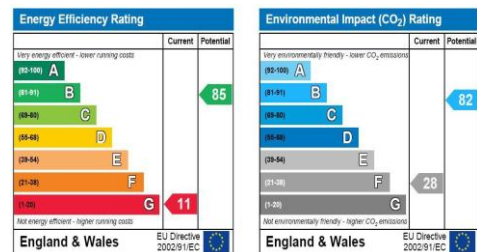


«Floorplan1»



**Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Leinster Avenue, Bristol, BS4 1NJ**

THREE BEDROOM | SEMI DETACHED | LOUNGE AND DINING ROOM | EXTENDED KITCHEN  
 UPSTAIRS BATHROOM | UPVC DOUBLE GLAZING | OFF STREET PARKING | FRONT AND REAR GARDENS

**Guide Price: £195,000**

Hunters 308 Wells Road, Knowle, Bristol, BS4 2QG | 0117 972 3948  
 knowle.bristol@hunters.com | www.hunters.com

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**DISCLAIMER**  
 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



### Leinster Avenue, Bristol, BS4 1NJ

Hunters BS4 are pleased to present to the open market this three bedroom , semi detached home situated on the popular Leinster Ave in Knowle . The property is in need of re decoration and would suit DIY enthusiasts and first time buyers . With its good sized lounge/ dining area and extended kitchen this property has a lot to offer . The property comprises of entrance porch , entrance hall , lounge/ dining room, and kitchen to the ground floor . Upstairs you will find three good sized bedrooms and bathroom. Further benefits include upvc double glazing , off street parking and front and rear gardens . Further more the property is offered with NO ONWARD CHAIN .To arrange your viewing please call Hunters today on 01179723948

#### ENTRANCE PORCH

uPVC built with double glazed windows and double doors to front elevation , vinyl flooring

#### ENTRANCE HALL

uPVC entrance door , meter boxes , storage cupboard, stairs to first floor accommodation



#### LOUNGE

3.38m (11' 1") x10' 8"

uPVC double glazed window to front elevation , opening to dining room

#### DINING ROOM

4.42m (14' 6") x11' 0"

uPVC double glazed patio doors leading to the garden ,Feature fire with feature mantel surround

#### KITCHEN BREAKFAST ROOM

uPVC double glazed windows to rear elevation , fitted kitchen with wall and base units , space for cooker , plumbing for washing machine , space for upright fridge/ freezer , uPVC double glazed door to side access

#### LANDING

uPVC double glazed window to side elevation , loft access , storage cupboard

#### BEDROOM ONE

3.81m (12' 6") x11' 1"

uPVC double glazed window to rear elevation , Cupboard housing water tank



#### BEDROOM TWO

3.96m (13' 0") x10' 9"

uPVC double glazed window to front elevation



#### BEDROOM THREE

3.33m (10' 11") x7' 5"

uPVC double glazed window to rear elevation

#### BATHROOM

uPVC double glazed window to front elevation , panelled bath , wash hand basin , low level w.c ,

#### REAR GARDEN

Enclosed via wooden panelled fences , Mainly laid to lawn . Patio area , Shed

#### FRONT GARDEN

Enclosed via brick walls with gated opening providing off street parking , block paved , wooden gate providing side access

#### OPENING HOURS

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 4pm

Sunday: Closed

