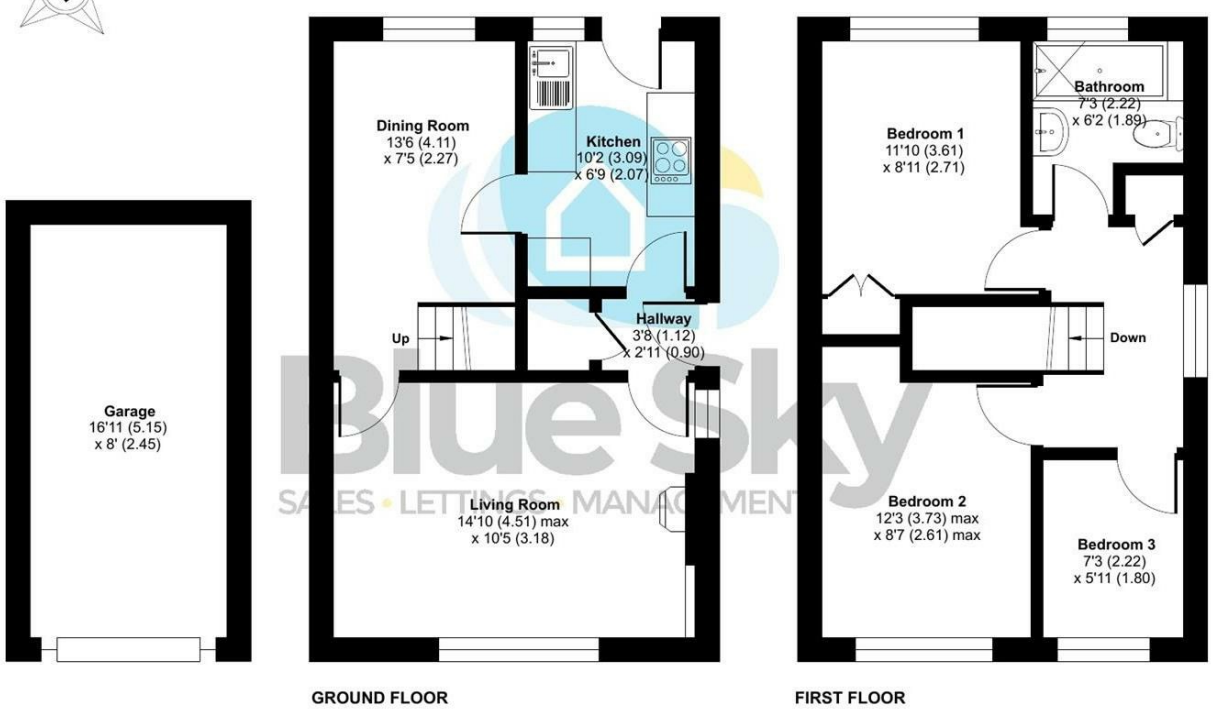
20 Noble Avenue, North Common, Bristol, BS30 8YY

£325,000

Noble Avenue, Bristol, BS30

Approximate Area = 722 sq ft / 67 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 858 sq ft / 79.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1458609

Blue Sky
SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing;

t: 0117 9328165
info@bluesky-property.co.uk
28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties and get lots of help at;

www.bluesky-property.co.uk

Don't forget to register and stay ahead of the crowd.

The Important Bit!
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

3 1 2 D

Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Nestled in the popular cul-de-sac of Noble Avenue, North Common, Bristol, this fantastic semi-detached home presents an excellent opportunity for families and first-time buyers alike. With no onward chain, this three-bedroom property is ready for you to make it your own. Upon entering, you are greeted by a welcoming hall. The lounge offers a comfortable space to unwind, while the dining room provides an ideal setting for family meals and gatherings. The kitchen, conveniently located, is functional and offers ample potential for modernisation, allowing you to create your dream culinary space. The property boasts three well-proportioned bedrooms, providing plenty of room for family or guests. The bathroom is conveniently situated to serve all bedrooms, ensuring ease of access. Outside, the property features a detached garage and driveway. The garden space offers a blank canvas for gardening enthusiasts or those looking to create a serene outdoor retreat. Situated close to local amenities and school, this home is perfectly positioned. With its potential for improvement and expansion (subject to planning permission), this semi-detached house on Noble Avenue is a fantastic opportunity not to be missed!

Hall
3'8 x 2'11 (1.12m x 0.89m)
Double glazed door to side, under stairs storage cupboard with light.

Lounge
14'10 max x 10'5 (4.52m max x 3.18m)
Double glazed windows to side and front, radiator, gas fire.

Kitchen
10'2 x 6'9 (3.10m x 2.06m)
Double glazed door and window to rear, radiator, wall mounted gas boiler, wall and base units with worktops over, sink and drainer, fuse board, tiled splash backs, space for 3/4 fridge/freezer, space for gas cooker, space for washing machine.

Dining Room
13'6 x 7'5 (4.11m x 2.26m)
Double glazed window to rear, radiator, stairs rising to first floor, under stairs storage area.

First Floor Landing
Double glazed window to side, loft access, storage cupboard housing hot water tank.

Bedroom One
11'10 x 8'11 (3.61m x 2.72m)
Double glazed window to rear, radiator, built in wardrobe.

Bedroom Two
12'3 max x 8'7 max (3.73m max x 2.62m max)
Double glazed window to front, radiator.

Bedroom Three
7'3 x 5'11 (2.21m x 1.80m)
Double glazed window to front, radiator.

Bathroom
7'3 x 6'2 (2.21m x 1.88m)
Double glazed window to rear, W.C, extractor fan, wash hand basin, enclosed bath with shower over, part tiled walls, radiator.

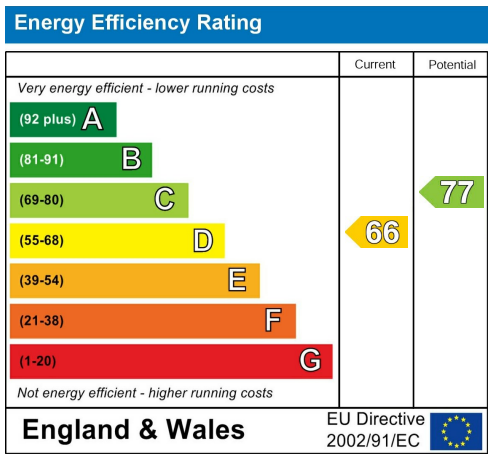
Front Garden
Laid to gravel.

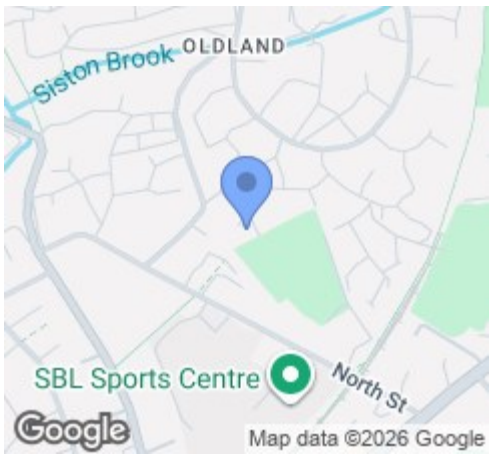
Driveway
Parking for several cars.

Garage
16'11 x 8' (5.16m x 2.44m)
Up and over door to front.

Rear Garden
Enclosed rear garden, outside tap, double gates to side, patio area, lawn area, shrubs.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.





The Property Ombudsman

arla | propertymark PROTECTED

naea | propertymark PROTECTED