



Leahlolme Gardens, Bristol

, BS14 0LJ

£330,000



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Leaholme Gardens, Bristol

DESCRIPTION

Situated on a corner plot, this three-bedroom end of terrace house for sale benefits from additional outdoor space and offers scope for extension or potential further development, subject to the relevant planning consents (STPP). Located in Whitchurch, Bristol, the property is well placed for local amenities, schools and public transport links.

The ground floor comprises a light and airy lounge with patio doors providing access to the rear garden, creating a pleasant connection between indoor and outdoor space. A kitchen to the front benefits from natural light. There is also a useful ground floor W/C. Upstairs, there are two double bedrooms and one single bedroom, served by a family bathroom.

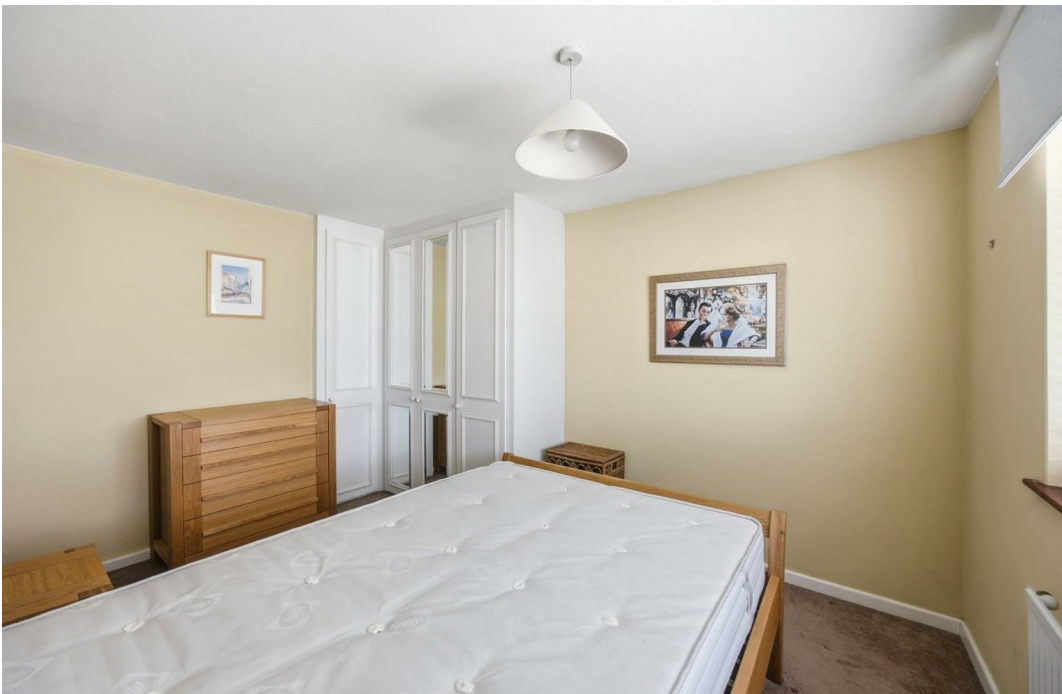
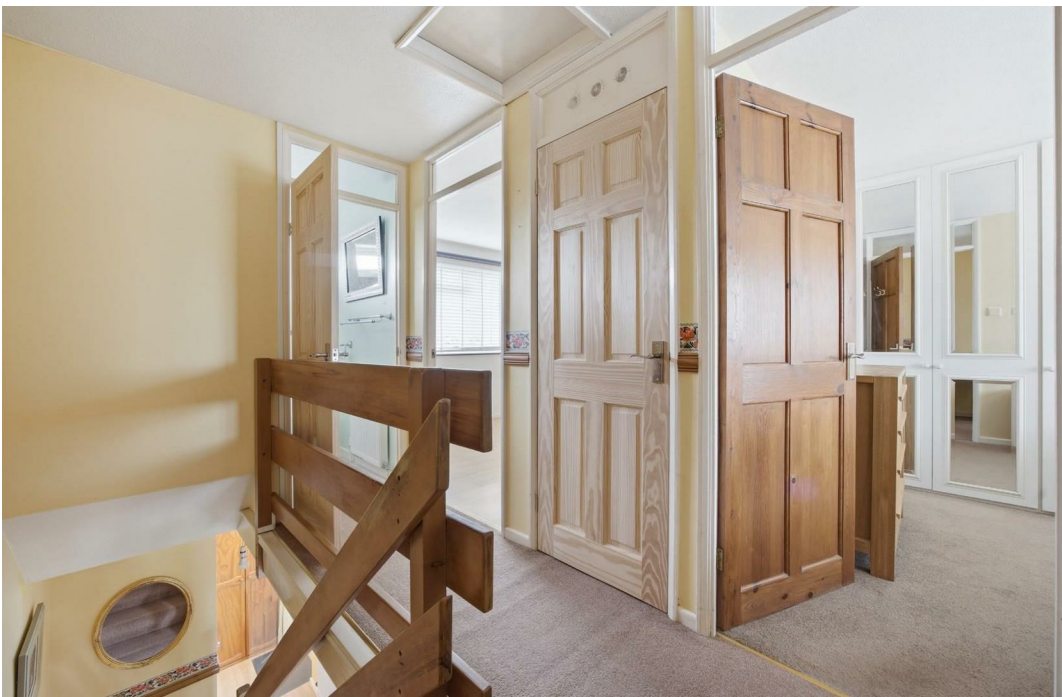
Externally, the property offers off-street parking and a garage, adding valuable storage and convenience. The corner plot provides a larger-than-average garden area, increasing its appeal for a range of buyers.

Whitchurch offers access to nearby green spaces such as Whitchurch Playing Fields and local parks, along with a range of local shops and amenities on the nearby high streets in Whitchurch and surrounding areas. The property is well positioned for local schools, making it suitable for families.

Public transport links provide routes into central Bristol, with regular bus services connecting Whitchurch to the city centre, Temple Meads and surrounding districts. Road links via the A37 offer access towards Bristol and the wider region.

Offered with no onward chain, this end of terrace house will appeal to first-time buyers, families and investors alike.



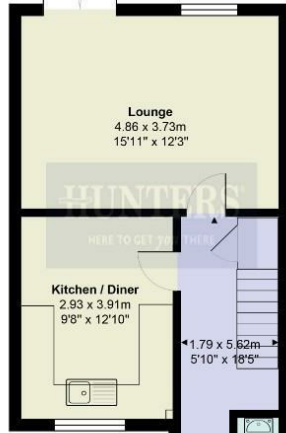




Leaholme Gardens, BS14

Approximate Gross Internal Area 80.2 sq m / 863 sq ft

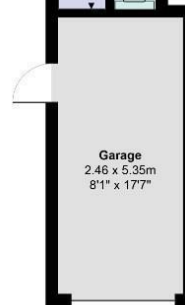
Total Area 93.4 sq m / 1006 sq ft



Ground Floor

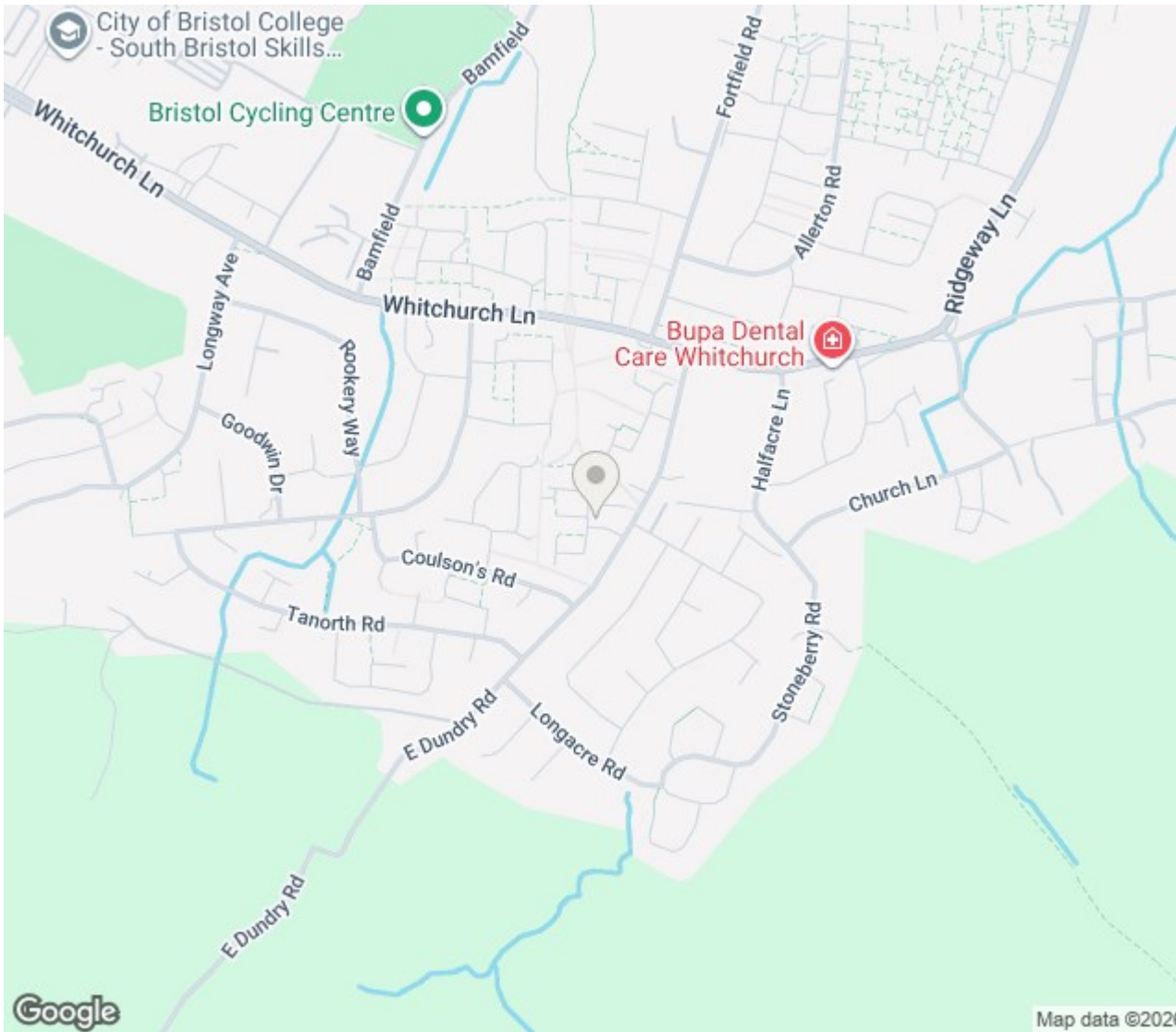


First Floor




Garage





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

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.

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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.