



**Woodleigh Gardens, Bristol**  
, BS14 9JA

**Asking Price £350,000**



# Woodleigh Gardens, Bristol

## DESCRIPTION

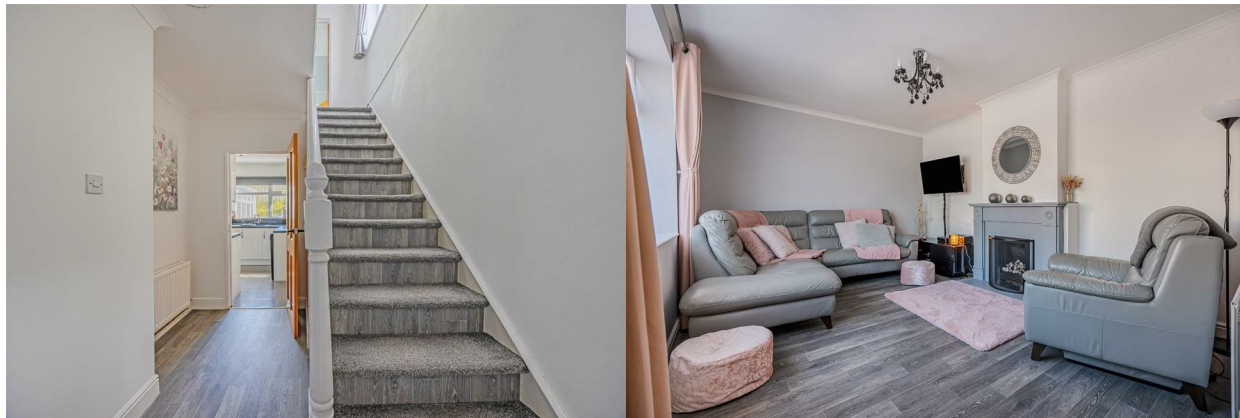
For sale a fantastic three-bedroom semi-detached house in Woodleigh Gardens, Bristol, presented in good condition and well suited to first-time buyers and families.

The ground floor offers two reception rooms, including a light and airy lounge to the front and a separate dining room with access to a conservatory and patio doors leading to the garden. The separate kitchen to the rear benefits from natural light, has access to the dining room, a ground floor W/C, and side-door access to the garden. Upstairs are three bedrooms: a front-facing main bedroom, a rear bedroom with built-in wardrobes, and a good-size third bedroom to the front. A shower room is located to the rear.

Externally, the property features a large driveway and a beautiful generous private garden with decking area and lawn, providing useful outdoor space. The property is offered with no onwards chain.

Located in south Bristol, the property is well placed for local amenities in the BS14 area, including shops, cafés and everyday services around Wells Road and Hengrove. Nearby parks such as Hengrove Park and local green spaces offer leisure and recreation. The area benefits from nearby schools, making it a practical option for families.

Public transport links are available via local bus routes into Bristol city centre, with typical journey times of around 20–30 minutes depending on service and traffic. Bristol Temple Meads station, accessible by bus or car, provides rail connections to Bath, Cardiff and London.







Ground Floor



**Woodleigh Gardens, BS14**

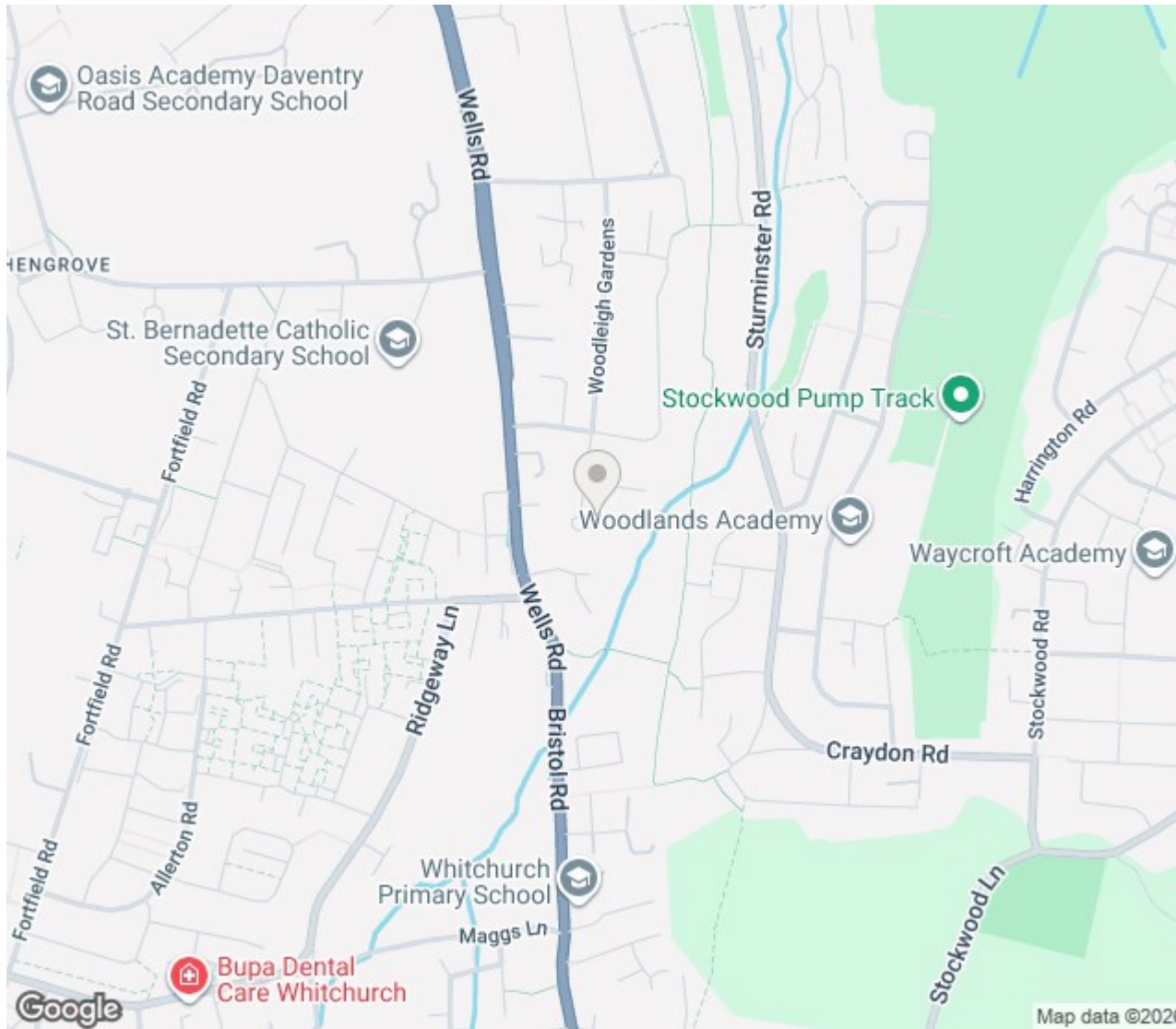
Approximate Gross Internal Area 110.1 sq m / 1185 sq ft



First Floor


**Bathroom**  
1.96 x 1.83m  
6'5" x 6'0"





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com**









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.