



Leahlme Gardens, Bristol
, BS14 0LJ

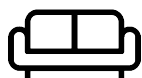
£330,000



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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.

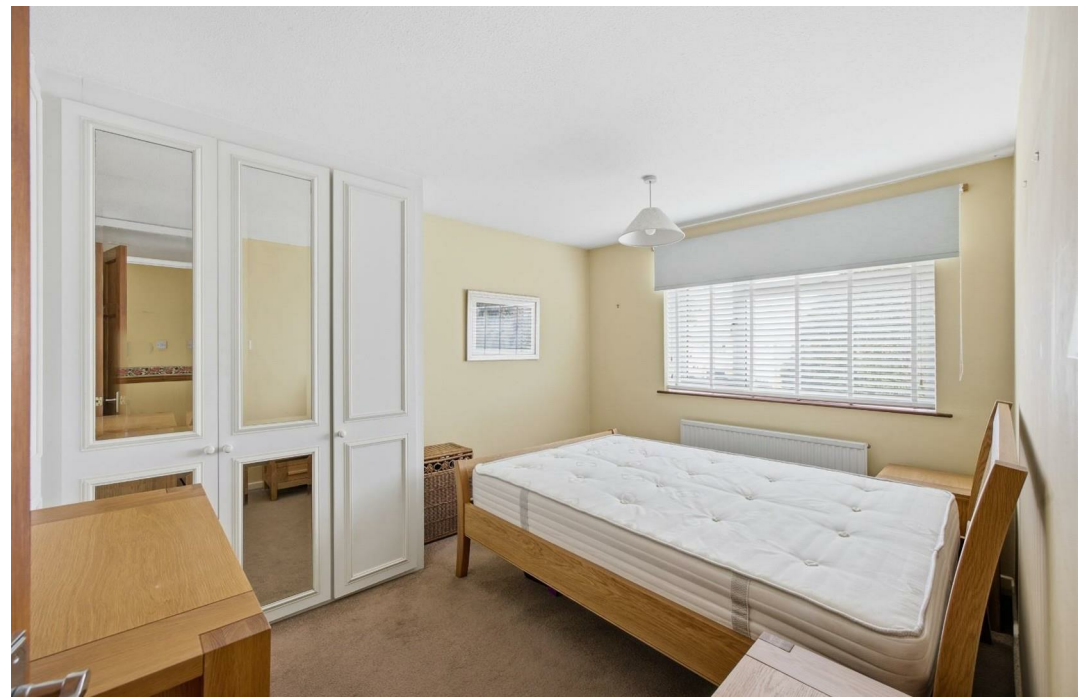
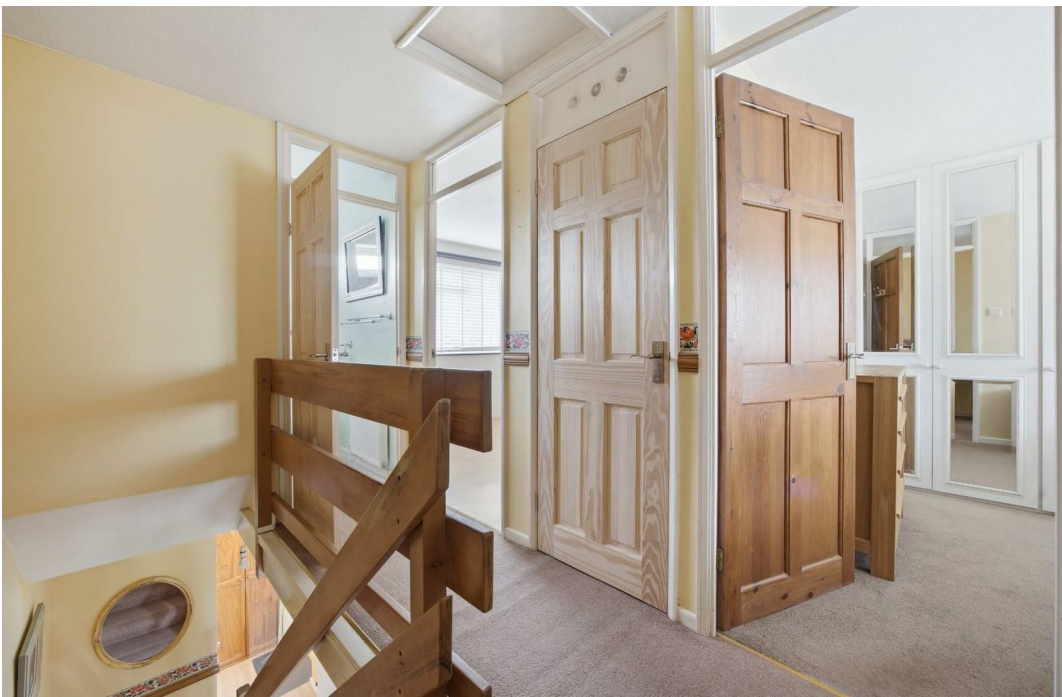
Externally, the property offers off-street parking and a garage, adding valuable storage and convenience. The corner plot provides a larger-than-average garden area, increasing its appeal for a range of buyers.

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.

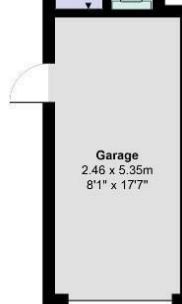
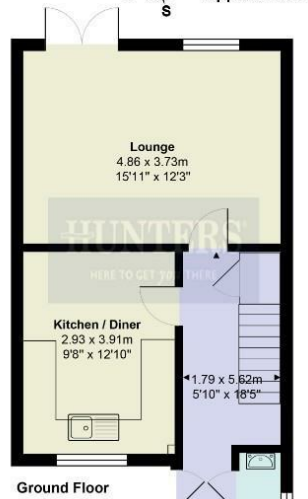
Offered with no onward chain, this end of terrace house will appeal to first-time buyers, families and investors alike.



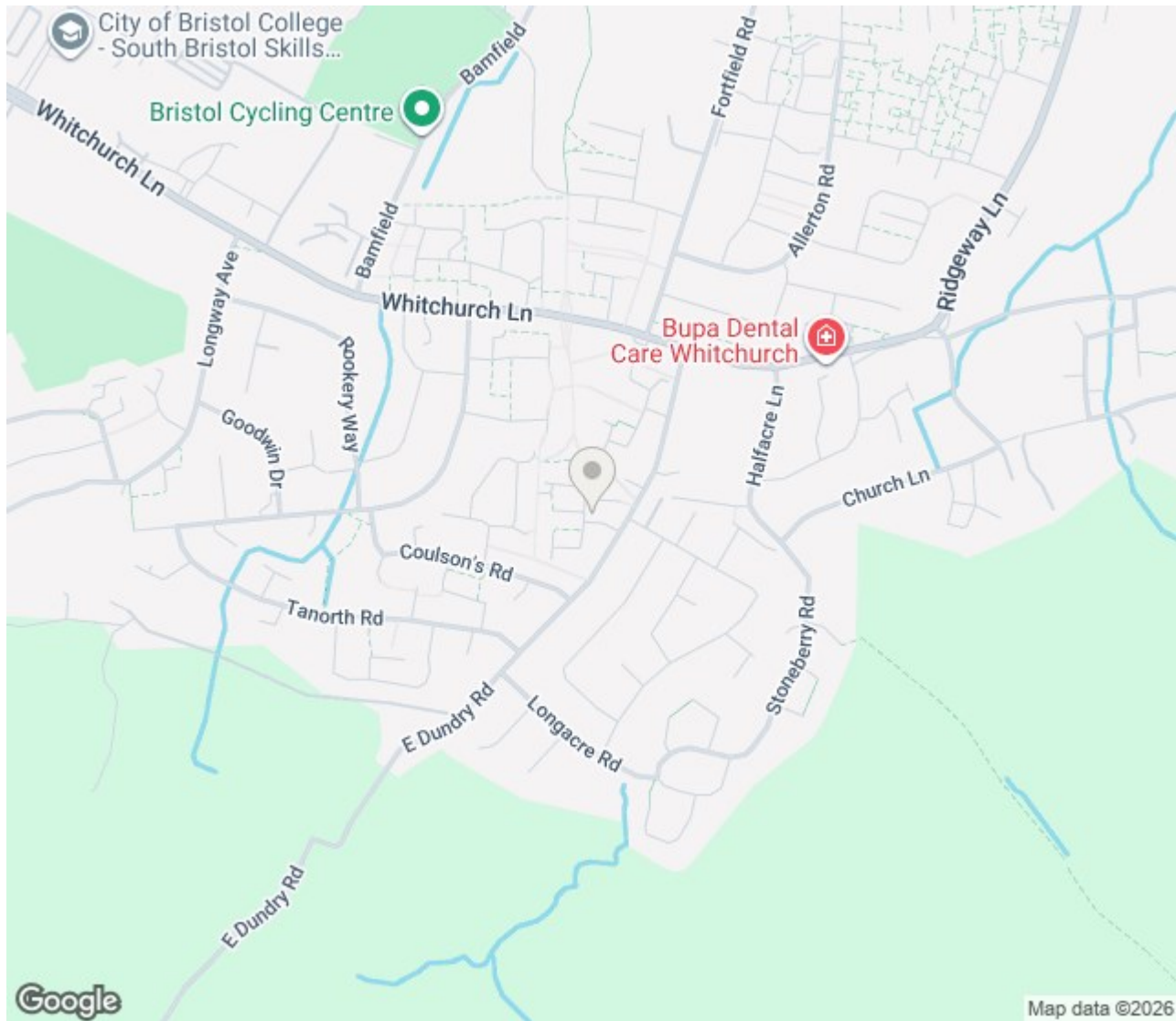




Leaholme Gardens, BS14
Approximate Gross Internal Area 80.2 sq m / 863 sq ft
Total Area 93.4 sq m / 1006 sq ft







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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