



Leda Avenue, Bristol

- Three Bedrooms
- Cul-de-Sac Location
- Garage
- Popular Location
- Conservatory
- Rear Garden
- Close to local amenities
- Contact today to view!

£325,000

Tenure: Freehold

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Leda Avenue, Bristol

DESCRIPTION

Introducing this charming three-bedroom home nestled in a peaceful cul-de-sac in Hengrove, conveniently close to schools and local amenities.

As you step inside, you'll be greeted by a spacious lounge that effortlessly flows into the dining area, creating a perfect space for both relaxation and entertaining. The well-equipped kitchen is designed with functionality in mind, offering ample storage and modern appliances to inspire your culinary endeavors. Adjacent to the dining area, the bright conservatory bathes the space in natural light, providing a serene spot to enjoy your morning coffee or unwind with a good book.

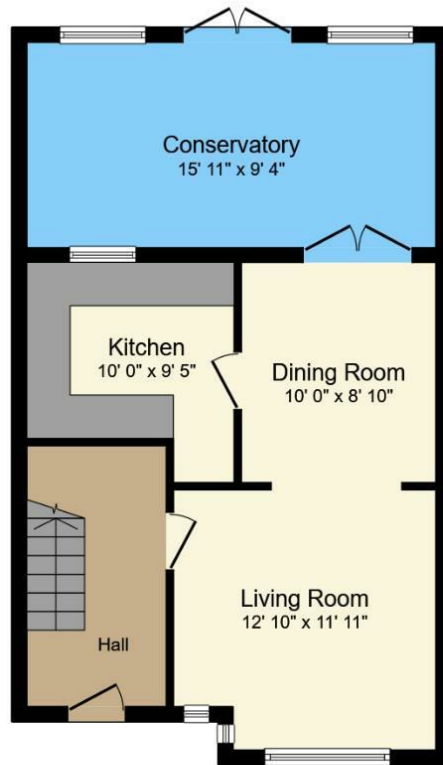
Upstairs, the home boasts three generously sized bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is tastefully designed and fitted with contemporary fixtures and finishes.

Outside, the property features a large enclosed rear garden, ideal for outdoor activities and gatherings. The garden's thoughtful layout ensures privacy and tranquility, making it a perfect haven for children to play or for hosting summer barbecues. Additional convenience is provided by the garage, accessible from both the garage itself and the rear lane, offering secure storage and parking options. The welcoming front garden enhances the home's curb appeal and provides a pleasant first impression.

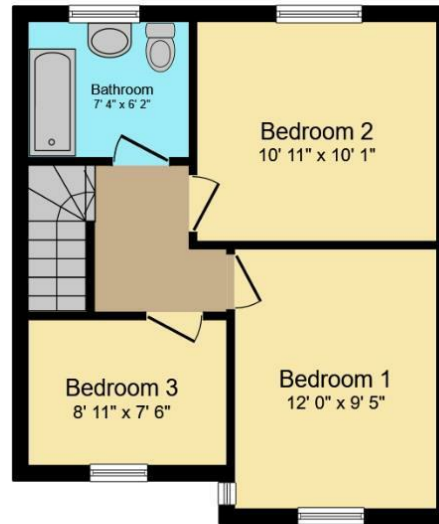
This delightful home is an excellent opportunity for families seeking a harmonious blend of comfort and convenience. Don't miss the chance to make this house your home. Contact us today to arrange a viewing.



Council Tax: B



Ground Floor
Floor area 578 sq.ft.



First Floor
Floor area 393 sq.ft.

TOTAL: 971 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

28 Belland Drive, Whitchurch, BS14 0EW

Tel: 01275 891444 Email:

whitchurch@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.

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

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