

105 WOODLEIGH GARDENS
HENGROVE
BRISTOL
BS14 9JG

£395,000



GREGORYS
ESTATE AGENTS

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS EXTENDED 1930'S BAY FRONTED SEMI-DETACHED HOME, SAT ON A SIZEABLE PLOT ON THE SOUGHT-AFTER WOODLEIGH GARDENS.

Located in this desirable residential area, nearby convenient local amenities, and within walking distance of several popular schools, this spacious property has served as a long term family home for over 35 years, and now offers an excellent opportunity for those searching for a home to make their mark on. With accommodation split over three floors, and spanning over 1600 sq.ft, the property offers ample versatility, which is sure to appeal to an array of buyers.

The property welcomes with an entrance hall, leading to the large living area, comprising two reception areas & an open plan kitchen/breakfast room. This space is ideal for entertaining, boasting a contemporary flow and benefiting from sliding doors opening to the south facing garden, and integral double doors through to the comfortable lounge that sits to the front aspect. Completing the ground floor arrangement is a practical cloakroom WC.

To the first floor, three double bedrooms can be found, all of which benefiting from fitted wardrobes and boasting generous proportions. The primary bedroom is positioned to the front, offering far reaching views from the large bay window, whilst the two additional bedrooms sit to the rear of the first floor. A three piece family bathroom and additional shower area complete the first floor offering. Finally, this spacious home offers further accommodation to the loft, with an additional room lending itself to a mix of uses, potentially as a home office or occasional bedroom.

Externally, the rear garden spans over 85 feet, and benefits from a sunny south facing aspect, perfect for the long summer days. The garden is mainly laid to lawn, but benefits from a generous sized patio perfect for alfresco dining.

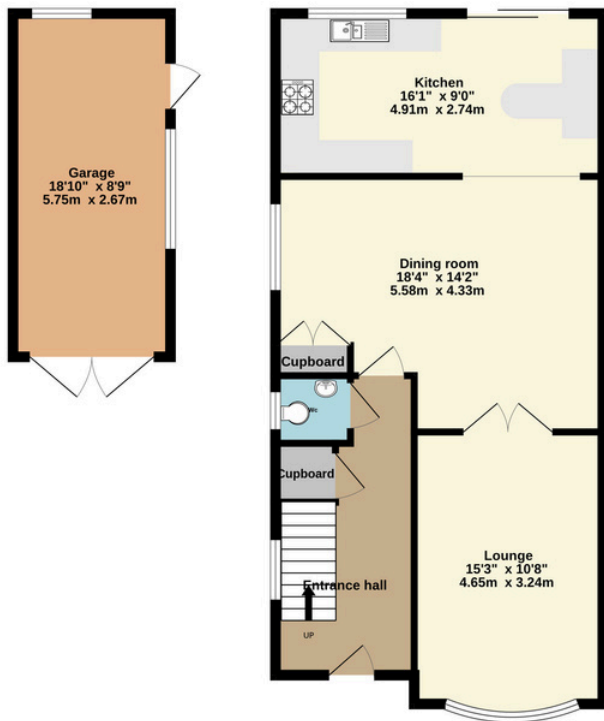
The property offers ample parking, with a sizeable block paved driveway to the front aspect being able to accommodate several vehicles. Whilst to the rear, a detached single garage offers further parking, or also lends itself as an ideal workshop benefiting from both power & lighting.

Although in need of some updating in areas, this extended property presents as an attractive proposition for those searching for a complete family home. An internal viewing is required to fully appreciate this total offering.

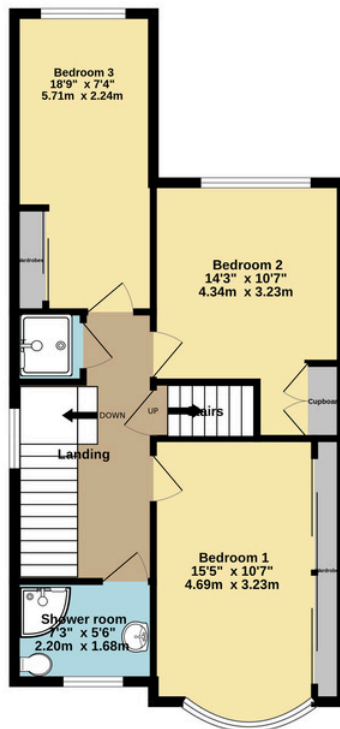




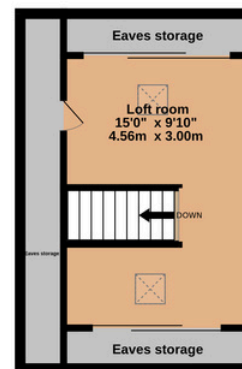
Ground Floor
848 sq.ft. (78.6 sq.m.) approx.



1st Floor
589 sq.ft. (54.7 sq.m.) approx.



2nd Floor
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 1689 sq.ft. (156.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

105 Woodleigh Gardens BRISTOL BS14 5UG	Energy rating D	Valid until: 21 April 2035
		Certificate number: 0340-2152-8440-2525-4941

Property type Semi-detached house

Total floor area 122 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

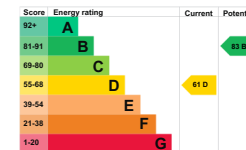
You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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