

HUNTERS®

HERE TO GET *you* THERE

23 Leda Avenue, Bristol, BS14 9DG

£325,000

Property Images



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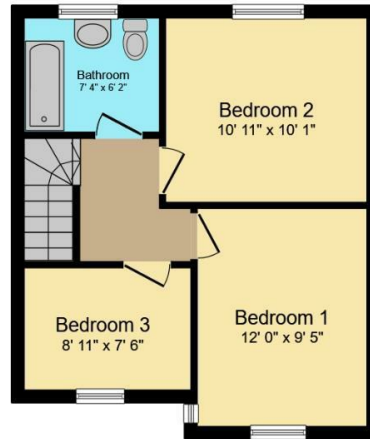
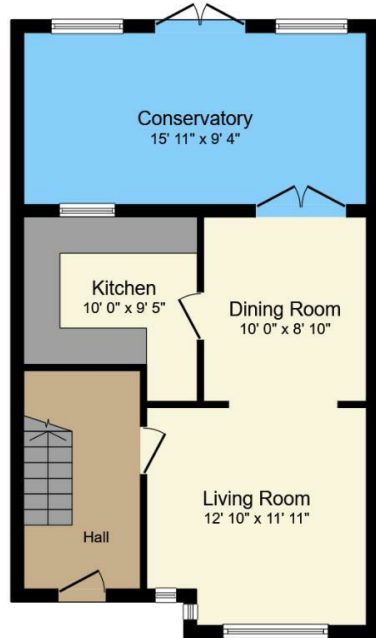
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Floorplan



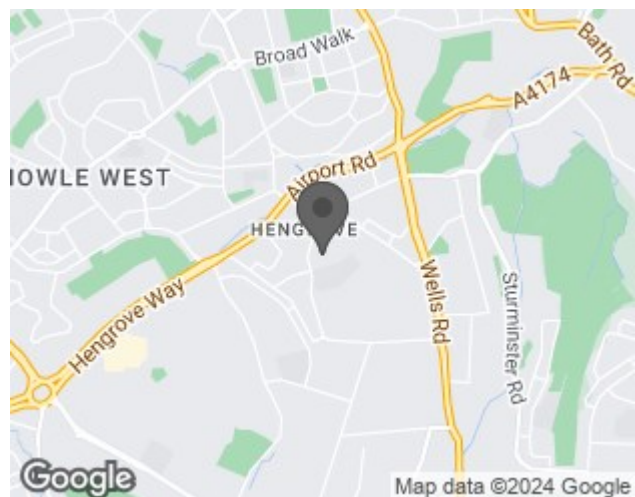
TOTAL: 971 sq.ft.

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

EPC

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Map



Summary

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.

Features

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