



58 Leonard Road  
Redfield, Bristol, BS5 9NR

Asking price **£400,000**



# 58 Leonard Road



## Description

This 3 double bedroom victorian style home is set over 3 floors with a loft conversion in the heart of Redfield , well placed for access to Church Road's popular shops, cafes and amenities, St Georges park, Redfield Educate Together Primary Academy and Netham playing fields.

With its inner hallway leading to the bay lounge, full width dining room with fireplace and good sized kitchen / breakfast room with vaulted ceiling to the ground floor above are 2 double bedrooms and bathroom with further stairs to the master bedroom set above.

The house has a westerly facing decked and enclosed courtyard garden, double glazing to the rear, gas central heating from a combination boiler, fireplace and whilst still having scope to add value this a lovely house.

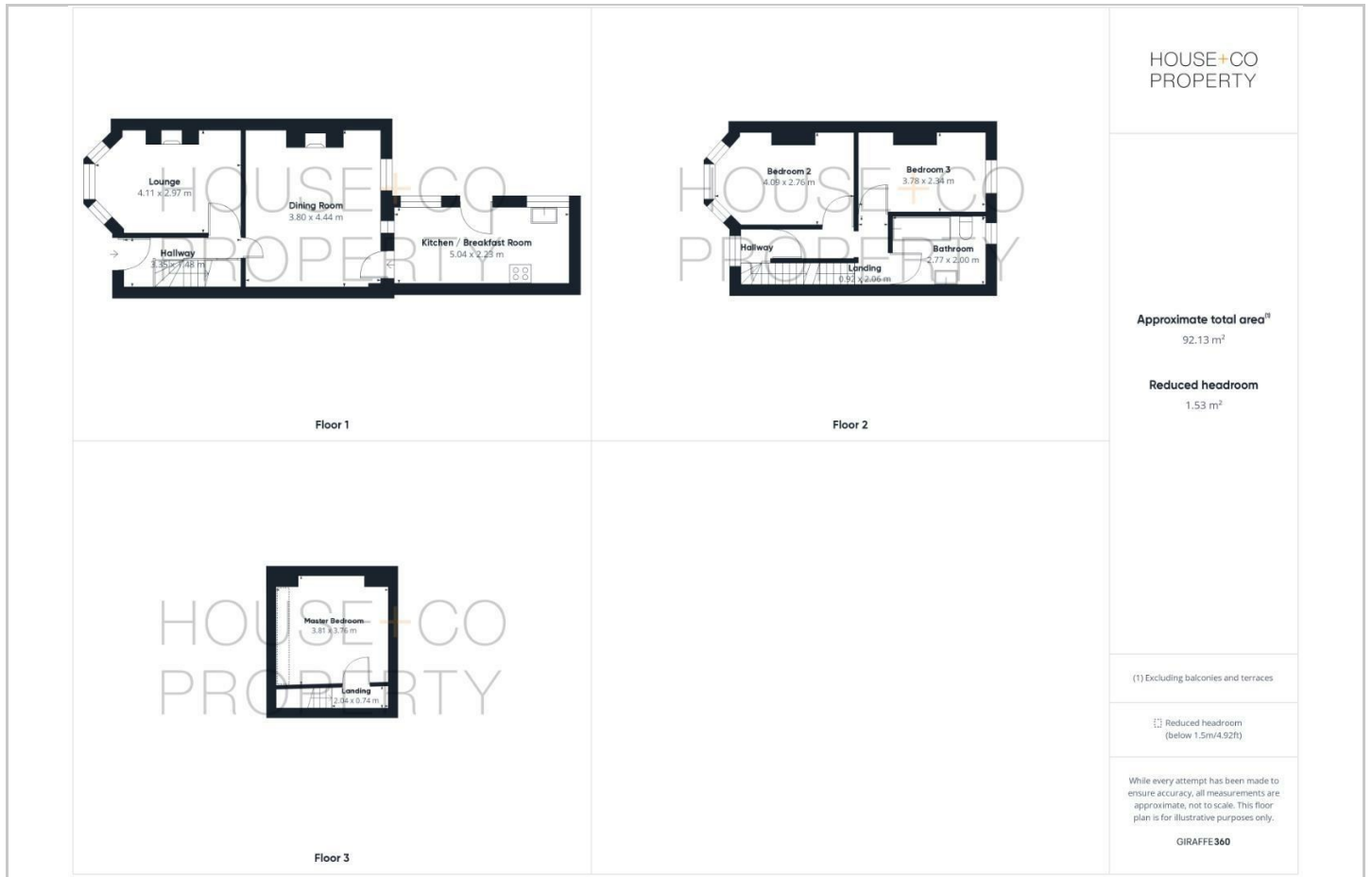
Offered with NO CHAIN well worth a look !!

- 3 DOUBLE BEDROOMS
- ARRANGED OVER 3 FLOORS WITH LOFT ROOM
- WESTERLY FACING DECKED COURTYARD GARDEN
- ST GEORGES PARK A STROLL AWAY
- DOUBLE GLAZED TO REAR
- DOUBLE BAYED VICTORIAN STYLE IN THE HEART OF REDFIELD
- KITCHEN/ BREAKFAST ROOM
- CLOSE TO CHURCH ROAD'S SHOPS, CAFES AND AMENITIES
- GAS CENTRAL HEATING FROM A COMBI BOILER
- NO CHAIN !

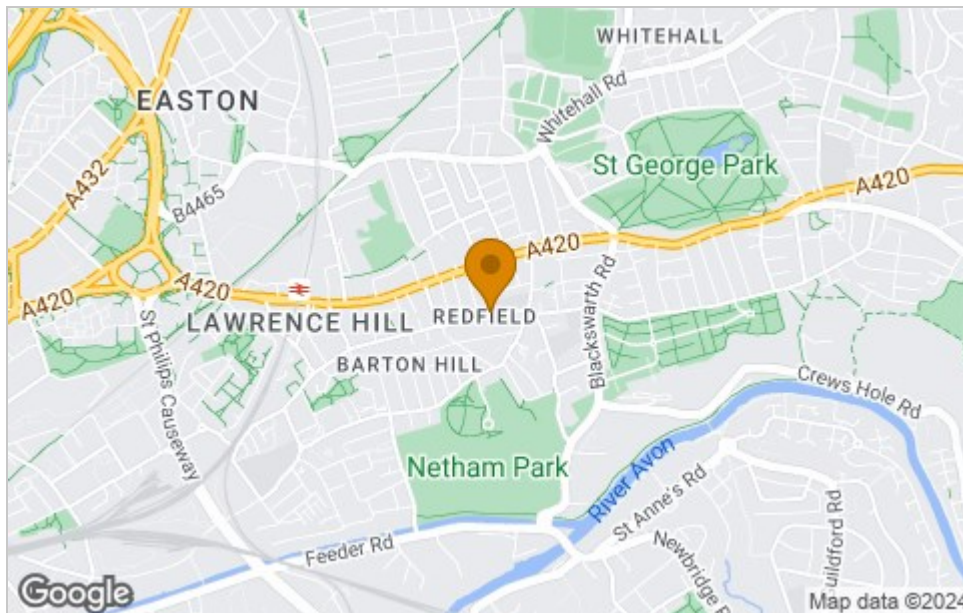




## Floor Plan



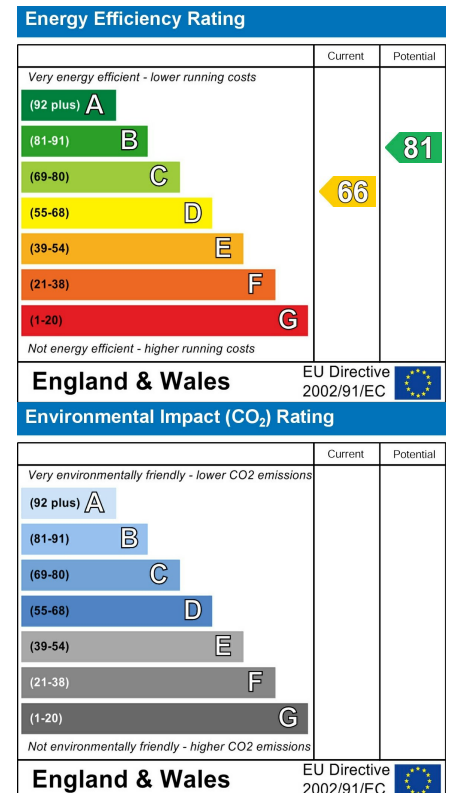
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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