

# 20 Leonard Road





# **Description**

Spacious and bright Victorian terrace located on the popular Leonard Road in Redfield. Ideally positioned to enjoy all of Church Roads cafes, bars and eateries along with St George and Netham Parks.

Offering a bayed living room, cosy dining room with wood burning stove and a bright kitchen breakfast room to the ground floor.

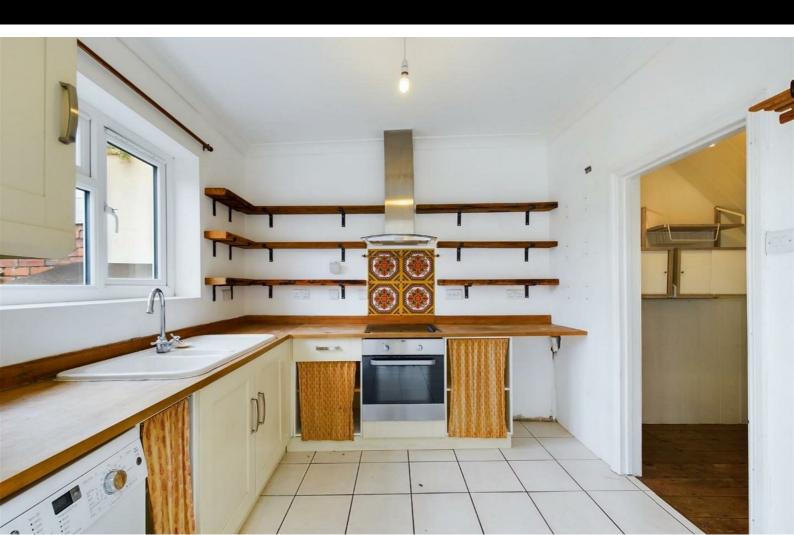
The first floor has two bedrooms, including a full width bayed front bedroom, and a great size bathroom with roll edge bath. On the top floor you'll have lovely views across Bristol from the bedroom and a stylish shower room.

Outside to the rear is a courtyard garden with lawn, raised beds and a paved patio

area. Further benefits include gas central heating, double glazing along with stripped floors and plenty of Victorian charm. Please call to view this lovely home!

- VICTORIAN TERRACE
- TWO BATHROOMS
- DINING ROOM
- PERIOD FEATURES
- GARDEN

- THREE DOUBLE **BEDROOMS**
- LIVING ROOM
- KITCHEN/BREAKFAST
- STRIPPED FLOORS
- NO CHAIN



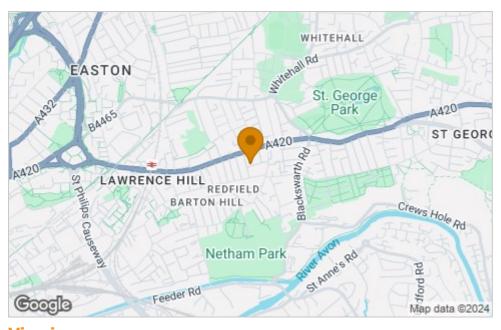




#### **Floor Plan**



#### **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**

Energy Efficiency Rating		
3, , 3	Current	Potential
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68)		
(39-54)		
(21-38)	_	
(1-20) G	i	
Not energy efficient - higher running costs		
England & Wales	EU Directiv 2002/91/E0	
Environmental Impact (CO <sub>2</sub> ) Ra	iting	
	Current	Potential
Very environmentally friendly - lower CO2 emission  (92 plus)	ons	
(81-91)		
(69-80) C		
Б		
(55-68)		
(39-54) E		
(39-54) E (21-38) F (1-20) G		
(39-54) E (21-38) F		

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