



Homeleaze Road, Bristol BS10 6BW

welcome to

Homelease Road, Bristol

This two bedroom home is conveniently located within reach of Southmead hospital and a wealth of major employers. The desirable cul-de-sac location offers further great transport links into the city and the property is complete with a glorious rear garden and driveway. Huge potential!

Homelease Road Entrance

The conveniently placed front door is accessed to the side from the driveway. A glazed wooden door leads directly into the hallway.

Hallway

3' 6" max x 4' 5" max (1.07m max x 1.35m max)
The hallway helps accentuate the feeling of space and leads to all areas. Off to the left is the well proportioned living room with the kitchen to the right (rear aspect) leading directly in to the garden. The hallway benefits from useful storage space/understairs area.

Understairs Storage

5' 9" max rh x 2' 11" max rh (1.75m max rh x 0.89m max rh)
Very useful storage space.

Living Room

11' 6" max x 15' 4" max (3.51m max x 4.67m max)
The living room with windows to the front aspect benefits from gorgeous light and an attractive outlook. The space leads onward to the staircase and is complete with pendant, radiator and wall mounted gas fireplace.

Kitchen

11' 7" max x 7' 1" max (3.53m max x 2.16m max)
The well proportioned kitchen is complete with wall and base units with ample space for white goods. The space is (again) light and bright with window and glazed door leading directly into the garden. The Worcester Bosch combination boiler is wall mounted here.

Stairs Leading Upwards

Staircase with wooden treads and wall mounted

banister leads upwards. The space benefits from the top landing window and the subsequent light.

Landing

8' 7" max x 8' 3" max (2.62m max x 2.51m max)
Leads to all areas. Window to side offering light and outlook plus wall mounted radiator. Loft access granted via ceiling hatch.

Bedroom 1

10' max x 9' 10" max (3.05m max x 3.00m max)
The primary bedroom to the front aspect has well proportioned windows to the front aspect. The space easily accommodates a double bed and further furniture as required whilst benefiting from built-in mirror-front wardrobes. Complete with radiator, pendant and 'over-door' transom window.

Bedroom 2

11' 8" max x 7' 3" max (3.56m max x 2.21m max)
The second bedroom offers flexibility given the space and further built-in storage with a great outlook out over the garden. Complete with radiator, pendant light and 'over-door' transom window.

Bathroom

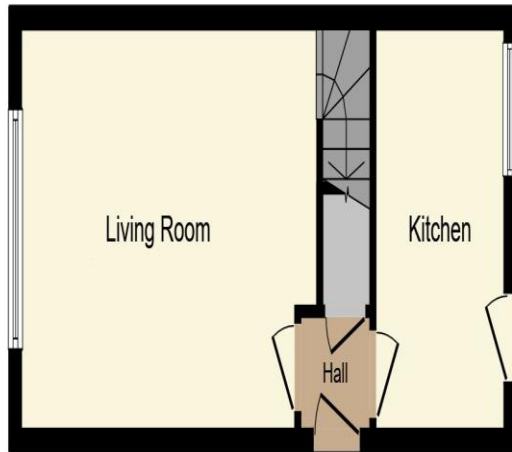
8' 6" max x 5' 1" max (2.59m max x 1.55m max)
Well proportioned three piece bathroom with part tiled walls, ceiling extractor and radiator.

Exterior Garden

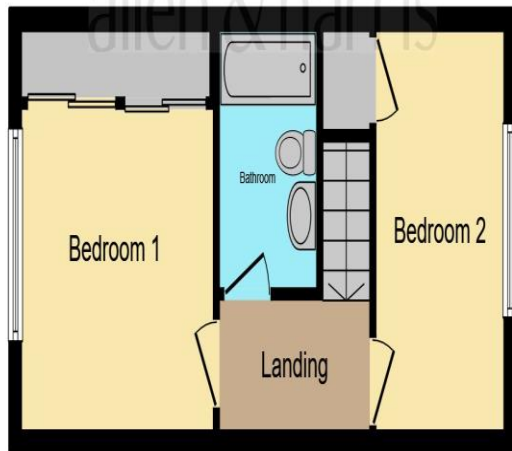
Lovely lawned garden with fence perimeter and herbaceous borders. There is also a particularly spacious lawn to the front aspect adding to the feeling of privacy. A real treat in the city!

Driveway

Hugely convenient driveway space for multiple vehicles.



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



welcome to
Homeleaze Road,
Bristol

- Two Bedroom Semi-Detached Property - No Chain
- Refurbishment OPPORTUNITY
- Close Proximity to Southmead Hospital
- Desirable Cul-De-Sac Location
- Gas Central Heating / Loft Space and Additional Storage / Additional Side Window From Top Landing

Tenure: Freehold EPC Rating: Awaited

£285,000



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Property Ref:
STG109259 - 0004

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