



Home Leas Close, Bristol BS16 1FL

welcome to

Home Leas Close, Bristol

This superb two double bedroom home is located in desirable Cheswick Village offering all the associated benefits. The space is immaculately presented with a low maintenance garden and the added bonus of driveway parking and TWO additional spaces.

Auctioneer's Comments

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Home Leas Close Front Door

Attractive door lead directly into the hallway.

Hallway

14' max x 6' 1" (4.27m max x 1.85m)
The smart hallway with grey wood effect flooring leads onward to the 'open kitchen' storage

cupboards, WC and living room. The storage includes a sizable utility space, second cupboard and further open understairs storage.

Downstairs W.C.

5' 3" max x 3' 7" max (1.60m max x 1.09m max)
Very well proportioned WC space finished to a good standard.

Lounge / Diner

13' 3" max x 12' 7" max (4.04m max x 3.84m max)
A seamless continuation of the dark grey wood effect flooring helps maintain the stylish aesthetic. The light and bright space links directly to the garden offering a peaceful outlook and a feeling of 'inside-outside' living. The modern sliding doors are flanked by two further fixed panes for the maximum visual` impact.

Kitchen

7' max x 6' 1" max (2.13m max x 1.85m max)
The stylish and functional kitchen includes wall and base units, SMEG hob/extractor & oven, integrated fridge and freezer plus additional wall mounted extractor. The window to the front aspect offers glorious light and the contract granite effect worktops with oversized floor tiles add a luxury feel.

Staircase Leading Upwards

Fitted with carpet, white spindles and wooden banisters.

Landing

5' 11" max x 8' 7" max (1.80m max x 2.62m max)
The spacious landing is finished to the same good standard with carpet and leads to all areas.

Bedroom 1

12' 6" max x 8' 9" max (3.81m max x 2.67m max)

Rear facing bedroom offering great views out over the garden, The space is presented to a very good standard and features mirror fronted built-in storage with shelving and hanging space.

Bedroom 2

12' 6" max x 8' 2" max (3.81m max x 2.49m max)
The second bedroom is also light and bright and presented to the same high standard. The front aspect view is also attractive and the room features further well proportioned built-in and fitted storage.

Bathroom

6' 5" max x 6' 4" max (1.96m max x 1.93m max)
The bathroom is well presented with bath, WC and basin. The space includes a chrome heated towel rail, wall cabinet, shaver point, extractor and oversized white floor tiles.

External Driveway Space To Front

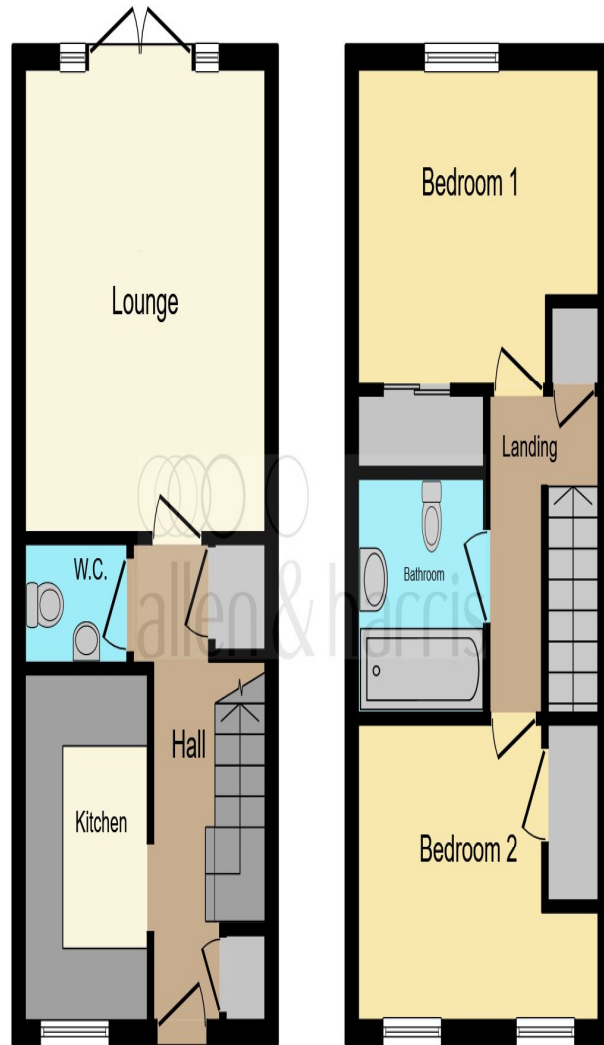
The brick paved driveway space to the front aspect is designed for one vehicle and offers direct access to the house.

Parking To Side

The property has additional space located to the side of the terrace. This is an unusual privilege and part of this property's title by agreement. The space measures approximately 43 feet x 7ft 9'. Retractable bollards demarcate this area.

Garden

The garden measures approximately 13ft 8' x 25ft 11'. The low maintenance space is paved with decorative gravel to the perimeter and wooden fence borders. A manual awning is fixed to the side of the property as is a motion sensor light. Access is granted via French doors from the living room.



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
Home Leas Close,
Bristol

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well Presented Two Bedroom Town House - PRICED TO SELL!
- THREE PARKING SPACES. Driveway Space and Two Adjacent (Double Length).

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£225,000



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Property Ref:
STG109898 - 0002

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