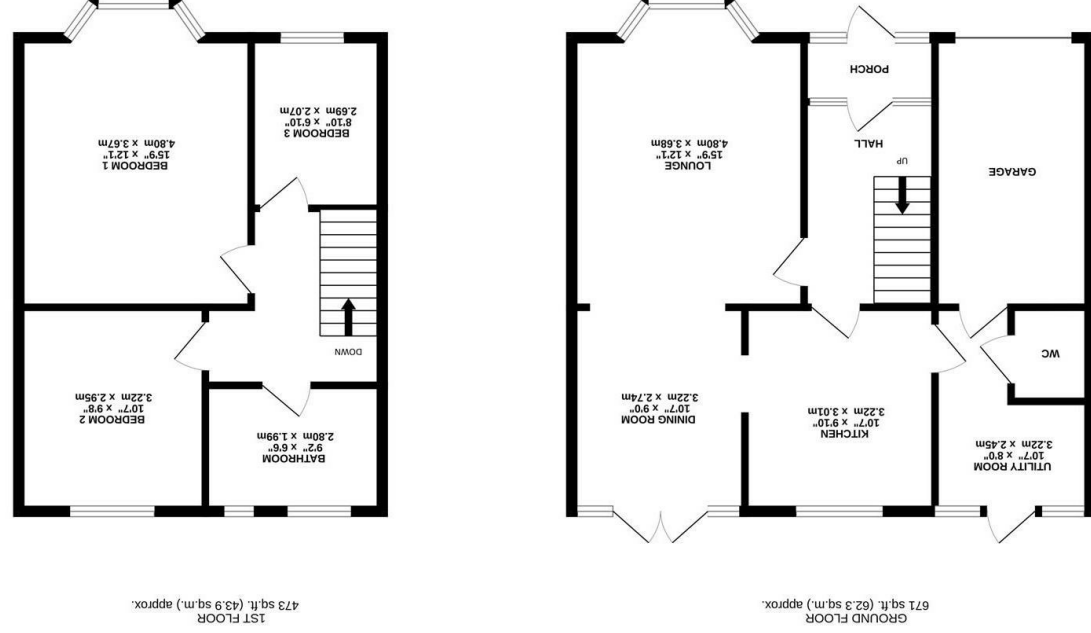




**FLOOR PLAN**

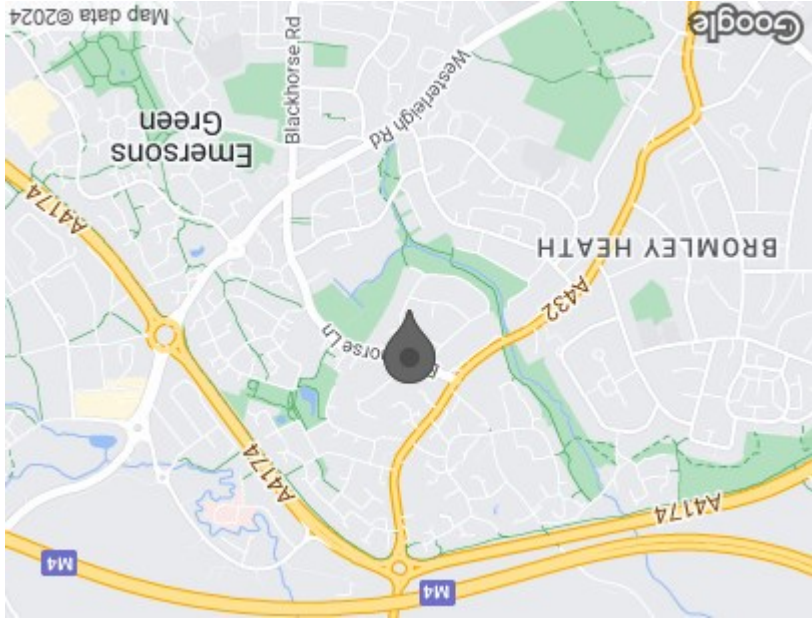


TOTAL FLOOR AREA : 1144 sq.ft. (106.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**AREA MAP**



Energy Efficiency Rating	
Potential	84
Current	71
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	



**LEAP VALLEY CRESCENT**  
**DOWNEND, BRISTOL, BS16 6TQ**  
**OFFERS OVER £475,000**



3



1



2



C



**Ground Floor**

**Entrance Porch**

**Entrance Hall**

**Lounge**

15'9" x 12'1"

**Dining Room**

10'7" x 8'11"

**Kitchen**

10'7 x 9'10

**Utility Room**

10'7" x 8'0"

**Ground Floor WC**

**First Floor**

**Landing**

**Bedroom One**

15'9 x 12'1

**Bedroom Two**

10'7 x 9'8

**Bedroom Three**

8'10 x 6'10

**Family Bathroom**

9'2" x 6'6"

**Outside**

**Front Garden**

**Rear Garden**

**Garage**

If you are a discerning buyer looking for a beautiful family home, look no further than this traditional three bedroom bay fronted semi detached dwelling.

Situated in an ever popular location this property has rooms of generous proportions; engineered Oak flooring extends from the welcoming entrance hall to the bright and airy open plan lounge dining room. The lounge has a double glazed bay window to front elevation and impressive Marble fireplace, an open chimney lends a warm and homely atmosphere which extends into the dining room where French doors and full height windows overlook the garden. The kitchen has a range of wall and base units with Shaker style doors. There is space for a Rangemaster style double oven and tall fridge freezer and built in dishwasher and extractor hood. Sleek handles and Granite worktops enhance the contemporary feel. A door leads to a utility room with space for a washing machine and dryer; there is also a WC. On the first floor, the landing gives access to all bedrooms where Oak floors extend throughout. The spacious principle bedroom offers a bay window to the front elevation and there are two further bedrooms, one of double size and the other a single. The bright family bathroom has a white four piece suite including a separate shower cubicle and two obscured double glazed windows to the rear elevation which floods the room with light.

The fabulous rear garden is large enough for even the most energetic of children; the space is predominantly laid to level lawn bounded by lovely shrub borders. A delightful patio offers the perfect spot to entertain friends and family whilst there is a shed at the bottom. The front is laid predominantly to paving lending off street parking for up to three vehicles and access to the garage.

Located in a popular location between the shopping areas of Emersons Green and Downend High Street; it is also conveniently positioned for well regarded schools and the Leap Valley conservation area.

