

The logo for 'elephant' is displayed in white lowercase letters, followed by a blue circular icon containing a white stylized elephant head profile.

Guide price £950,000

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24 Leopold Road
St Andrews, Bristol, BS6 5BS

An imposing six-bedroom semi-detached home overlooking St. Andrews Park. Offered with no onward chain.

This spacious 2318 sq ft accommodation needs modernisation and has six bedrooms, two large receptions, a breakfast room, a kitchen, a bathroom and a cellar.

The accommodation on the ground floor comprises a sitting room with decorative cornice, ceiling rose, picture rail, an open fireplace and bay windows with stained glass leaded lights over with views towards the park. The second reception room at the rear has a fireplace with double-glazed windows overlooking the rear garden. Beyond a breakfast room leads onto the kitchen. A rear door from the kitchen leads onto the garden and access to the cellar.

On the first floor are four double bedrooms, including the principal bedroom to the front of the property with a bay window overlooking the park and bedroom four, which is partly converted into a large bathroom with a working shower and w.c. The main bathroom is accessed from the central landing. Stairs rise to two double



bedrooms on the second floor and walk-in eaves storage. A skylight window above pulls lots of natural light into the stairwell.

A cellar is accessed from the rear garden and is used as a workshop and storage.

Externally, there is a mature south-westerly facing rear garden with a side passageway connecting the front of the property. There is a block-paved driveway at the front.

The property provides an opportunity for updating and improvement, with many original features retained throughout. The local independent shops, cafes, and restaurants along Gloucester Road are only a short walk away. The property is also near Fairlawn and Sefton Park Primary Schools and Fairlawn and Trinity Secondary Schools. Montpelier Station and Ashley Down Station are nearby and offer a direct route into Templemeads or up to Clifton Downs via Redland. Nearby bus stops also provide access to arterial bus routes.





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Approximate Gross Internal Area = 215.42 sq m / 2318.76 sq ft
(Excluding Eaves Storage)




 = Reduced Head Height



Illustration for identification purposes only, measurements and approximate, not to scale.

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