



11 Leighton Road, Bristol, BS4 2LL

£465,000

Presenting this terraced house for sale, which is neutrally decorated and located in a sought-after location. The property boasts excellent public transport links and is in close proximity to local amenities, schools, green spaces, and parks, including Redcatch Park and Community Gardens and Arnos Park, making it an ideal choice for first-time buyers and families. The popular Knowle Pub is also within easy reach and is a great spot for a Sunday lunch..

The house features three double bedrooms, offering plenty of space for all members of the family. The open-plan kitchen opens onto a breakfast area and is equipped with bifold doors, providing a modern and inviting area for both cooking and dining.

In addition, there are two separate reception rooms. The sitting room is spacious with large bay window and a wood burner, whilst the dining room offers direct access to the rear.

This is a great sized property in a highly desirable location, just waiting for the right owners to make it their home.

Entrance Hallway



Kitchen

9'11 x 9'7 (3.02m x 2.92m)



Sitting Room

14' x 12'1 (4.27m x 3.68m)



Breakfast Room

9'7 x 9'5 (2.92m x 2.87m)



Dining Room

12' x 9'7 (3.66m x 2.92m)



Landing

Master Bedroom

15'2 x 11'9 (4.62m x 3.58m)



Bedroom Two

12' x 9'10 (3.66m x 3.00m)

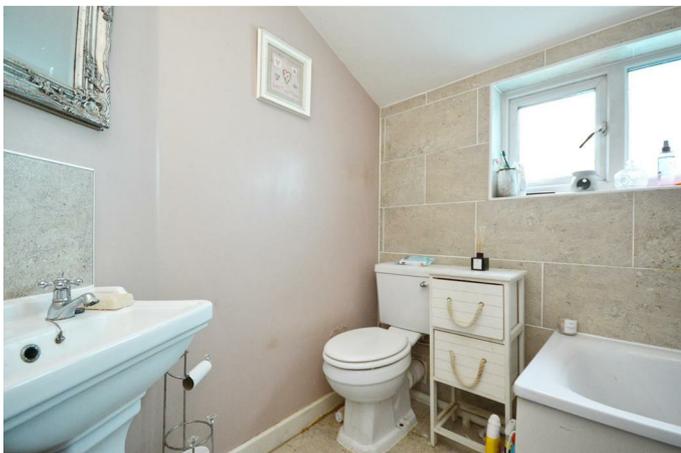


Bedroom Three

12'4 x 9'7 (3.76m x 2.92m)



Bathroom



Rear Elevation



Rear Garden



General

The land in this title was conveyed subject to a fee farm rent of £3.

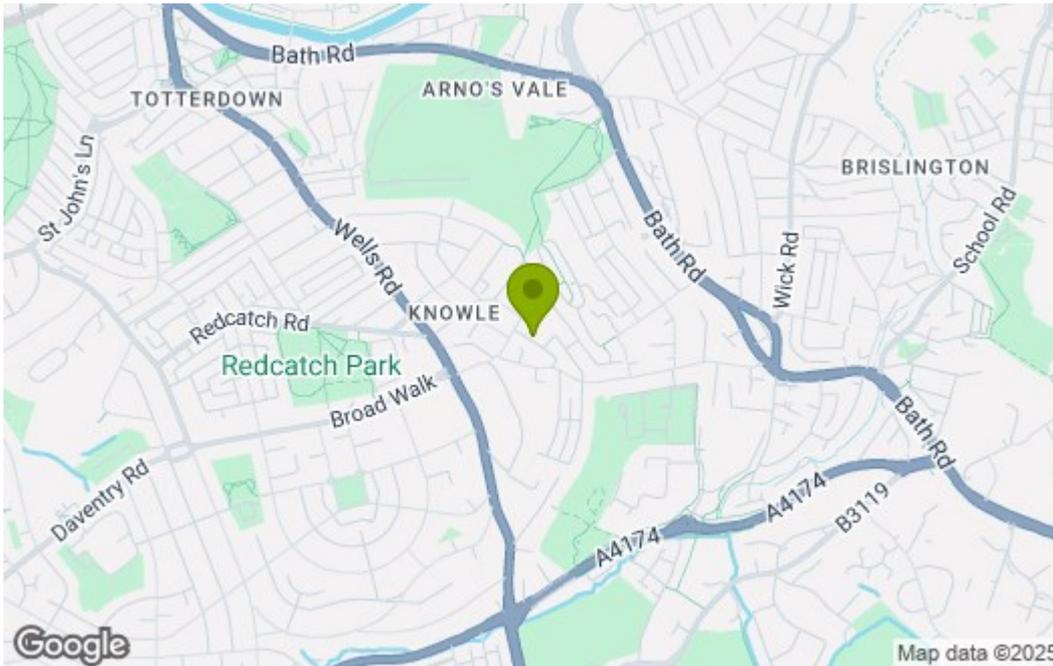
Rear View



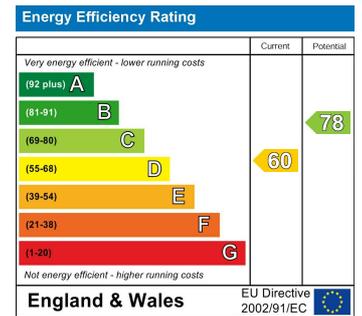
Floor Plan



Area Map



Energy Efficiency Graph



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