



## 9 LEEDHAM ROAD, LOCKING PARKLANDS

### ASKING PRICE OF £320,000

**COOKE & CO**  
your local property expert

#### PROPERTY FEATURES

- SEMI DETACHED HOME
- THREE BEDROOMS
- SPACIOUS LOUNGE
- DOWNSTAIRS CLOAKROOM
- KITCHEN
- FAMILY BATHROOM
- LARGE TANDEM GARAGE
- DOUBLE GLAZING
- GAS CENTRAL HEATING

# 9 LEEDHAM ROAD, LOCKING PARKLANDS



COOKE & CO are delighted to offer for sale this deceptively spacious THREE bedroom SEMI DETACHED family home, situated in the sought after area of LOCKING PARKLANDS, boasting a SIZEABLE TANDEM GARAGE with potential for a multitude of alternative uses, with access from the rear garden.

In brief the property further comprises of a large lounge with doors that open onto the patio, kitchen, downstairs WC, spacious family bathroom, driveway for 1/2 vehicles. Externally, the rear garden offers a high level of privacy and has been laid mainly to patio, an area of artificial grass and raised decked seating area with wall mounted electric heaters. The property is presented in excellent order throughout & boasts an excellent energy efficiency rating!

## FRONT OF PROPERTY

Front walled & wrought iron railings leading to front entrance, variety of shrubs

## ENTRANCE HALL

Stairs to first floor, radiator, doors leading to all rooms on ground floor

## CLOAKROOM

Pedestal wash basin, WC, radiator, Obscure double-glazed window to front

## KITCHEN

9' 67" x 6' 9" (4.44m x 2.06m) A range of wall and base units with worktop over, tiled splashbacks, 1 1/2 bowl stainless steel sink with mixer tap, integrated oven & gas hob with extractor hood over. Integrated dishwasher & fridge freezer, plumbing for washing machine, double glazed window to front

## LOUNGE/DINER

16' 67" x 15' 8" (6.58m x 4.78m) Double glazed patio doors leading to rear garden, large under stair storage cupboard, radiators x 2

## LANDING

Roof void access

## BEDROOM ONE

13' 36" x 8' 6" (4.88m x 2.59m) Full length double glazed window to front, built in double wardrobe, radiator

## BEDROOM TWO

12' 36" x 9' (4.57m x 2.74m) Double glazed window to rear, radiator

## BEDROOM THREE

8' 6" x 6' 8" (2.59m x 2.03m) Double glazed window to rear, radiator

## FAMILY BATHROOM

9' 4" x 7' 2" (2.84m x 2.18m) Three piece suite comprising of panel bath with mains shower over and shower screen, WC, pedestal wash basin, airing cupboard, heated towel rail, partially tiled, obscure double glazed window to front.

## REAR GARDEN

25' 8" x 17' 9" (7.82m x 5.41m) Fully enclosed with brick walling, mainly laid to patio slabs with small area of artificial grass, raised decked area with wall mounted electric heaters. Outside power supply and water.

Steps at rear of garden leading to side garage entrance



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## GARAGE

24' 0" x 10' 7" (7.32m x 3.23m) Accessed via Scarf Road. Tandem style garage, with power supply and lighting, up and over door

## DRIVEWAY

In front of garage space for 1/2 vehicles



**Council Tax:**  
Band C  
**Local Authority:**  
North Somerset District Council

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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