



£3,000 PCM Leopold Road | St Andrews | Bristol | BS6 5BS

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Kendall Harper

Leopold Road | St Andrews | Bristol | BS6 5BS

A beautifully presented semi detached Victorian family home full of character and charm. The property is situated in an elevated position enjoying views of St Andrews Park and the city of Bristol and is within easy reach of the convenient amenities on Gloucester Road.

Well presented throughout, the accommodation briefly comprises an entrance hall and WC, a study, a sitting room with bay window overlooking St Andrews Park, a family room leading to a modern fitted kitchen which is open plan to a recently extended dining room.

On the first floor there is a double bedroom with a bay window which benefits from fitted wardrobes, a further double bedroom with a fitted cupboard, two further bedrooms of which one has fitted wardrobes and a family bathroom.

On the second floor there is a utility room as well as a master bedroom which enjoys views over the city of Bristol and an en suite shower room.

To the outside there is a raised patio area which leads down to a South facing mature private garden that is laid to lawn. Viewings are highly recommended!





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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