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**51 WOODLEIGH GARDENS
WHITCHURCH
BRISTOL
BS14 9JG
OFFERS OVER £390,000**

BENEFITTING FROM A PREMIUM POSITION ON THE HIGHLY SOUGHT-AFTER WOODLEIGH GARDENS, CAN BE FOUND THIS ATTRACTIVE 1930'S THREE BEDROOM HOME, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Having been owned by only one other owner to date, , this excellent semi-detached home now opens its doors for its next chapter. Offering excellent versatility, it presents an ideal opportunity for first-time buyers, growing families, or those looking to downsize. Benefitting from neutral decor throughout to include newly laid carpets, this home lends itself to those simply wanting to move in ease, and gives those an opportunity to put their own stamp on the property as time goes on.

The bay fronted home offers a traditional original arrangement, benefitting from comfortable room proportions throughout, and a well-considered layout. An entrance hall makes a welcoming first impression, and gives access to the ground floor offering. To the front aspect, a comfortable lounge can be found with a feature fireplace, whilst to the rear a bright dining room benefits from direct access out to the impressive rear garden. Completing the ground floor arrangement is a well-designed fitted kitchen, benefitting from a selection of integrated white good.

Upstairs, the property offers three bedrooms, two of which being generous sized double rooms, with the rear bedroom benefitting from timeless bespoke fitted wardrobes & vanity table, whilst the third bedroom is a comfortable single room. Finally, a neutral two piece bathroom suite with shower over bath, and separate WC complete the internal offering. Although a well-proportioned home in its current form, the property offers excellent future proofing potential, with the loft space lending itself to an conversion for those wanting to grow with their home, with preparations already made to include Velux windows to the front & rear, and Refelting & Rebattening of the roof. Not only this, but the generous plot size lends itself to a rear extensions (STPP), sure to appeal to many.

Externally, the sizeable rear garden spans over 85ft, and enjoys a sunny westerly facing aspect perfect for hosting summer BBQs or weekend get togethers. Not only this, but the rear garden enjoys enviable privacy, a rarity for the area and an attractive feature for many. To the front aspect, the property benefits from driveway parking for two vehicles comfortably, whilst a detached single garage offers practical storage options.

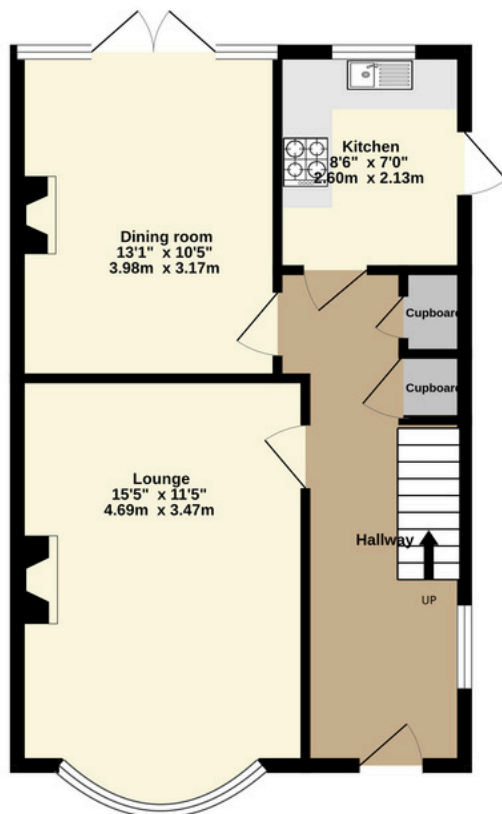
Situated in the heart of Whitchurch, this home offers easy access to the shops and cafes of Gilda Parade. With a nearby bus stop on Wells Road, it's perfectly located for convenient travel to Bristol Temple Meads, the City Centre, and the scenic South Bristol countryside.

Sure to be a popular choice, an early viewing comes highly recommended.

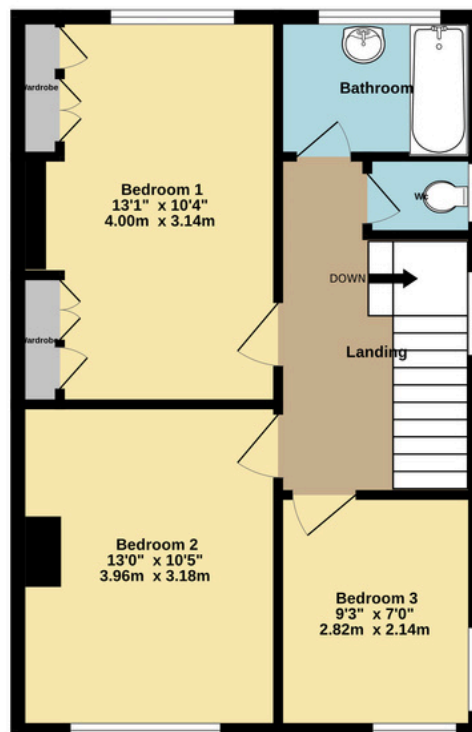




Ground Floor
503 sq.ft. (46.7 sq.m.) approx.



1st Floor
505 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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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Energy performance certificate (EPC)

51 Woodleigh Gardens BRISTOL BS14 9JG	Energy rating D	Valid until:	17 July 2035
		Certificate number:	0380-2348-3330-2895-4645

Property type	Semi-detached house
Total floor area	86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

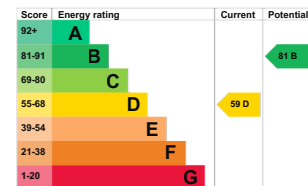
See how to [improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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