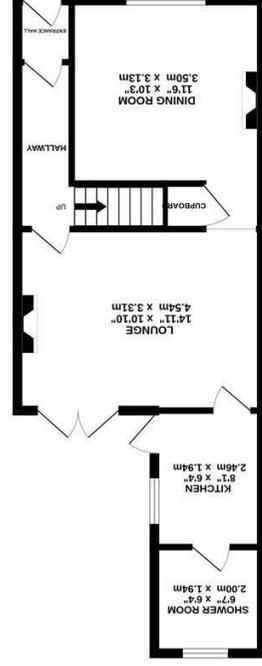
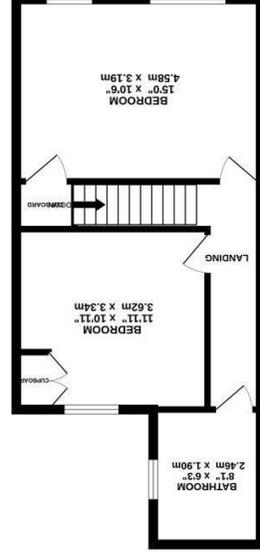




FLOOR PLAN



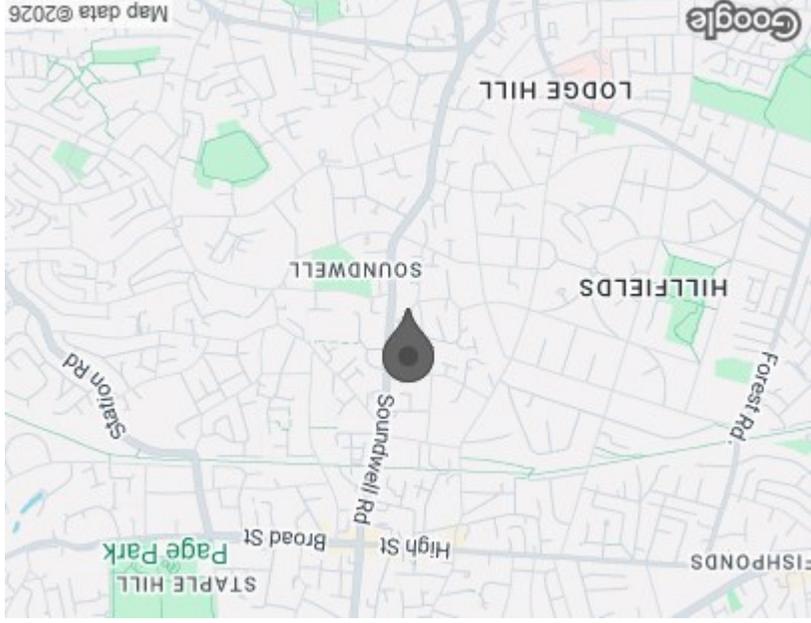
GROUND FLOOR
461 sq ft (42.8 sq m) approx.



1ST FLOOR
424 sq ft (39.4 sq m) approx.

TOTAL FLOOR AREA: 885 sq ft (82.2 sq m) approx.
 *Measurements are taken to the internal face of the walls. Measurements of doors, windows, closets and other items are approximate and no guarantee is given. The floor to ceiling height is not included in any of these measurements. The services, fixtures and appliances shown have not been tested and no guarantee is made with respect to their condition or operation.

AREA MAP



Energy Efficiency Rating	
Potential	84
Current	65
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



LEICESTER SQUARE

, SOUNDWELL, BS16 4PD

ASKING PRICE £290,000





GROUND FLOOR

Entrance Hall

Dining Room

11'5" x 10'3"

Sitting Room

14'10" x 10'10"

Kitchen

8'0" x 6'4"

Shower Room

6'6" x 6'4"

FIRST FLOOR

Landing

Bedroom One

15'0" x 10'5"

Bedroom Two

11'10" x 10'11"

Bathroom

8'0" x 6'2"

OUTSIDE

Front Courtyard

Rear Garden

NO ONWARD CHAIN

We are pleased to present this well-proportioned two bedroom mid-terrace cottage positioned on Leicester Square. An ideal opportunity for first time buyers, this property offers two double size bedrooms, two reception rooms plus an upstairs bathroom and ground floor shower room.

The entrance hall leads to the rear reception room with a traditional fireplace and French doors that give access to the garden, creating a light and sociable environment. A square opening leads into a cosy sitting room located to the front of the property that also benefits a fireplace.

The kitchen is fitted with a range of Shaker style wall and base units and benefits integrated appliances to include an under counter fridge, freezer and built in extractor hood. Additionally there is space for a free standing cooker and washing machine. Completing the ground floor accommodation is three piece shower room.

To the first floor are two comfortable double bedrooms, bedroom one being located to the front of the property with a built in cupboard.

The rear bedroom benefits from a fitted wardrobe that also houses the gas combination boiler.

The family bathroom occupies what would have originally been a third bedroom and now boasts a modern three piece suite.

Externally, the property offers a small courtyard to the front and a fully enclosed garden to the rear, a secure space for those with young children. Laid predominantly to artificial lawn and decking, this garden is a blank canvas and perfect for those looking to landscape their own tranquil space. Unallocated parking is available on road to the front of the property.

A range of independent shops, supermarkets, cafés and leisure facilities. The area is served by excellent transport links whilst nearby green spaces such as Page Park and the Bristol to Bath Cycle Path add to the appeal to the location.

