

## Leonard Road Redfield Bristol BS5 9NR • £295,000



3 BEDROOMS • 1 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

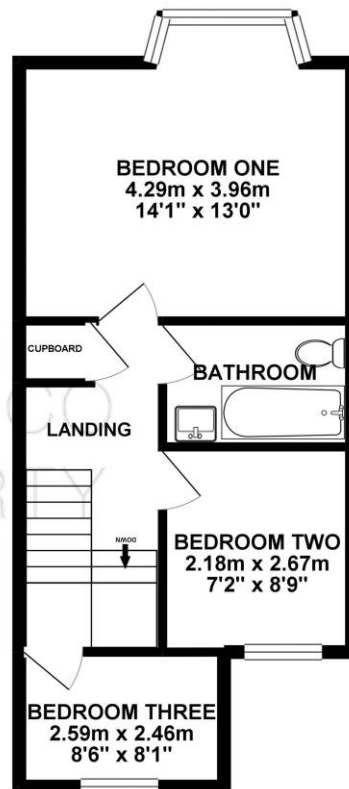
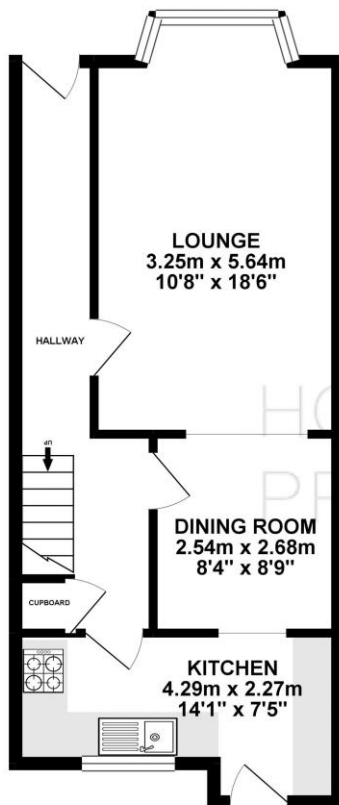
THREE DOUBLE BEDROOMS  
DOUBLE BAY FRONTED  
OPEN PLAN LIVING AREA  
WESTERLY FACING REAR GARDEN  
MAN-MADE OUTBUILDING  
PERIOD FEATURES  
EXTENDED  
POPULAR LOCATION  
GAS CENTRAL HEATING

Situated on a sought after location in the heart of Redfield, within arms reach of the popular St George's Park, Outstanding [Ofsted] Schools and Church Road; one of Bristol's most vibrant, creative and colourful streets with its 5 star rated cafe's, restaurants, bars & artisan bakeries sits this well presented and extended three double bedroom open-plan living period home! The property comprises of an entrance hallway leading to a open plan bay lounge/diner and kitchen/breakfast area to the ground floor along with three spacious bedrooms and family bathroom to the first floor. Further benefits include; gas central heating, double glazing, period features and a westerly facing low maintenance rear garden with man-made out building.

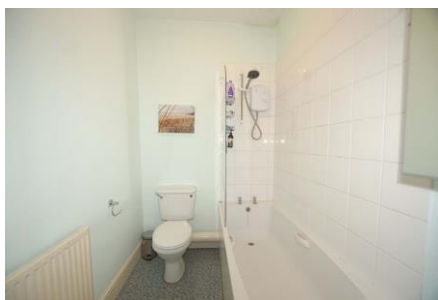


GROUND FLOOR

1ST FLOOR



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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## Room sizes

### GROUND FLOOR

Hallway

Lounge

10' 8" x 18' 6" (3.25m x 5.63m)

Dining Room

8' 4" x 8' 9" (2.54m x 2.66m)

Kitchen

14' 1" x 7' 5" (4.29m x 2.26m)

### FIRST FLOOR

Landing

Bedroom One

14' 1" x 13' 0" (4.29m x 3.96m)

Bathroom

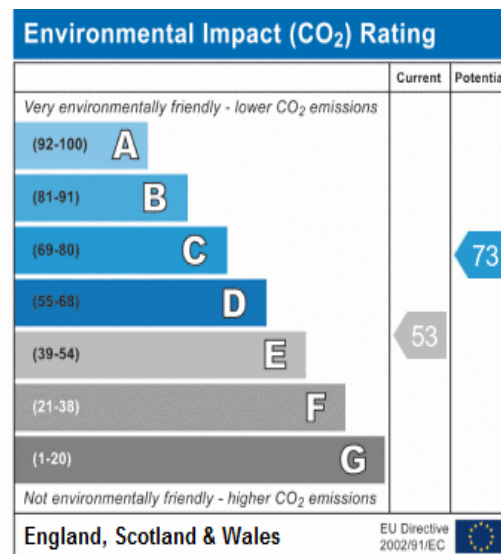
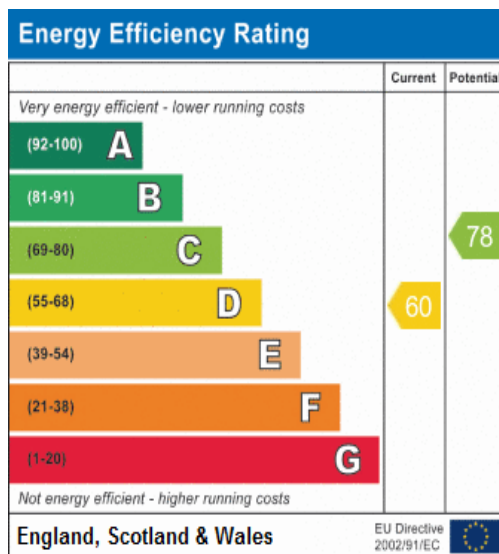
Bedroom Two

7' 2" x 8' 10" (2.18m x 2.69m)

Bedroom Three

8' 6" x 8' 1" (2.59m x 2.46m)





## General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

## Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.