

## 69 Leaholme Gardens, Bristol, BS14 0LJ

**£325,000**

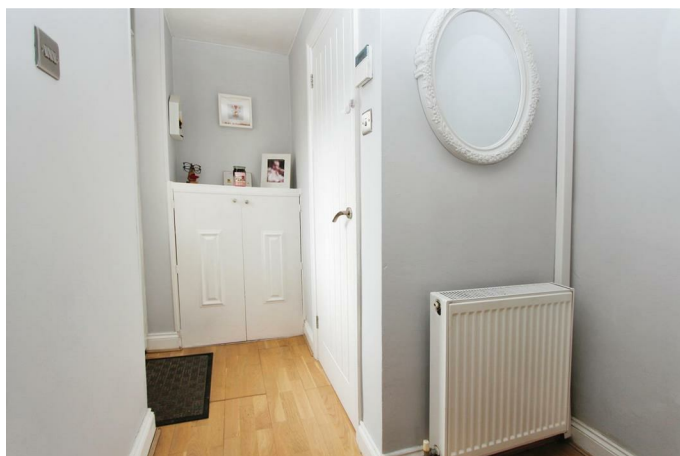
For Sale: This immaculate end of terrace house, situated in a highly sought-after location, brimming with local amenities, green spaces, nearby schools, and parks. The property is presented in an exceptional condition, offering a blend of comfort and sophistication, making it ideal for first-time buyers and families alike.

The property boasts a good size sitting / dining room with patio doors to the conservatory which overlooks the garden and is currently used as a cool bar and blended work from home space.

The kitchen has been refitted with contemporary white high-gloss units, complemented by marble effect countertops and abundant natural light. This space promises to be the heart of the home, perfect for family meals or hosting dinner parties.

The house accommodates three generous bedrooms. The first and second are spacious double rooms, with the first benefitting from built-in wardrobes, offering ample storage space. The third bedroom is a generous

### Hallway



### Sitting / Dining Room

15'10" x 12'2" (4.84 x 3.73)



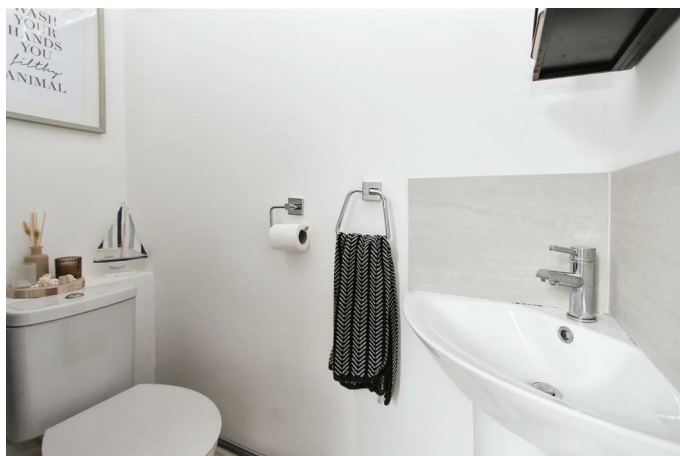
### Conservatory

15'11" x 5'4" (4.86 x 1.63)

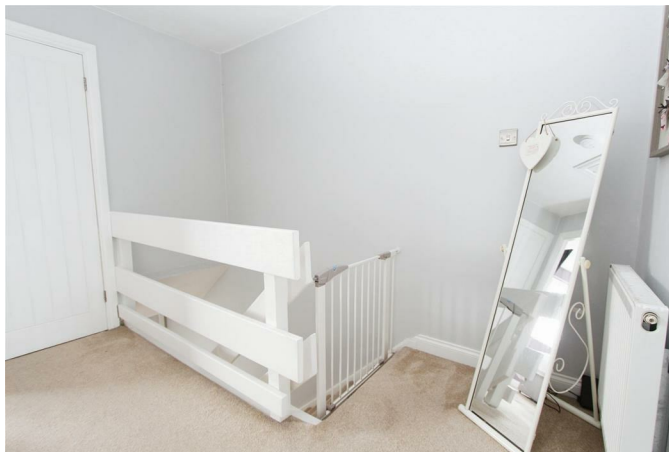


### Downstairs WC

5'6" x 2'3" (1.70 x 0.71)



### First Floor Landing



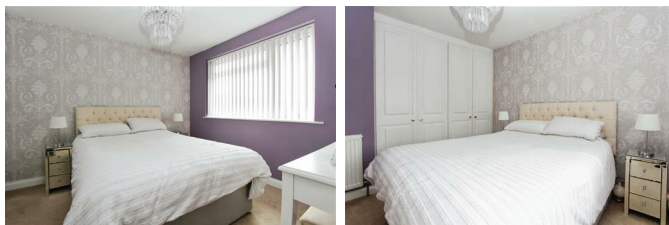
### Kitchen

12'1" x 9'6" (3.70 x 2.92)



### Bedroom One

10'4" x 9'7" (3.17 x 2.94)



### Bedroom Two

12'4" x 9'6" (3.77 x 2.91)



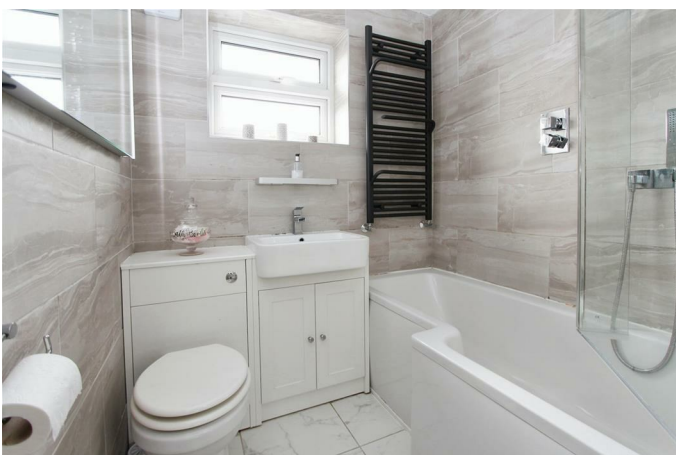
### Bedroom Three

8'11" x 6'2" (2.72 x 1.88)



### Bathroom

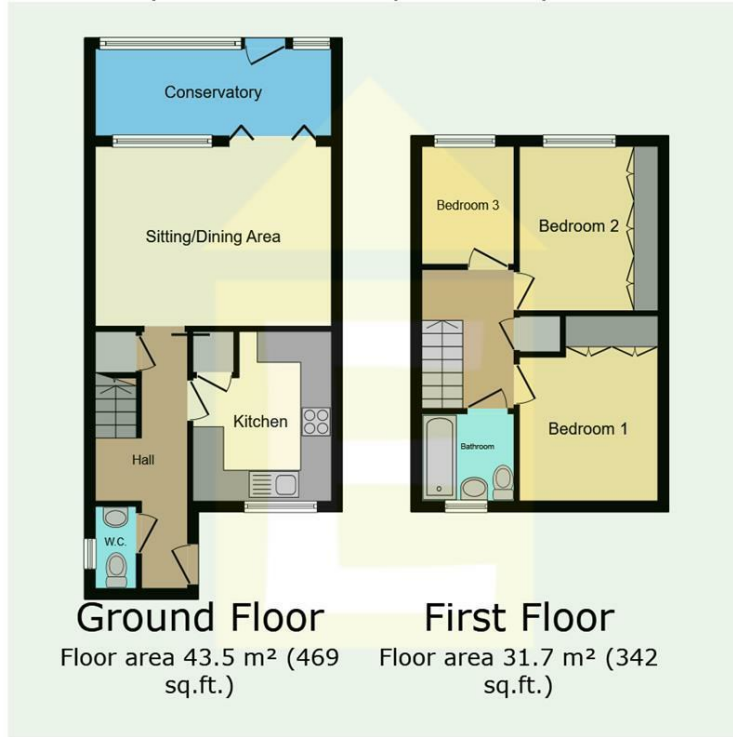
5'10" x 5'6" (1.80 x 1.68)



### Outside

## Floor Plan

69 Leaholme Gardens, Whitchurch, Bristol, BS14 0LJ

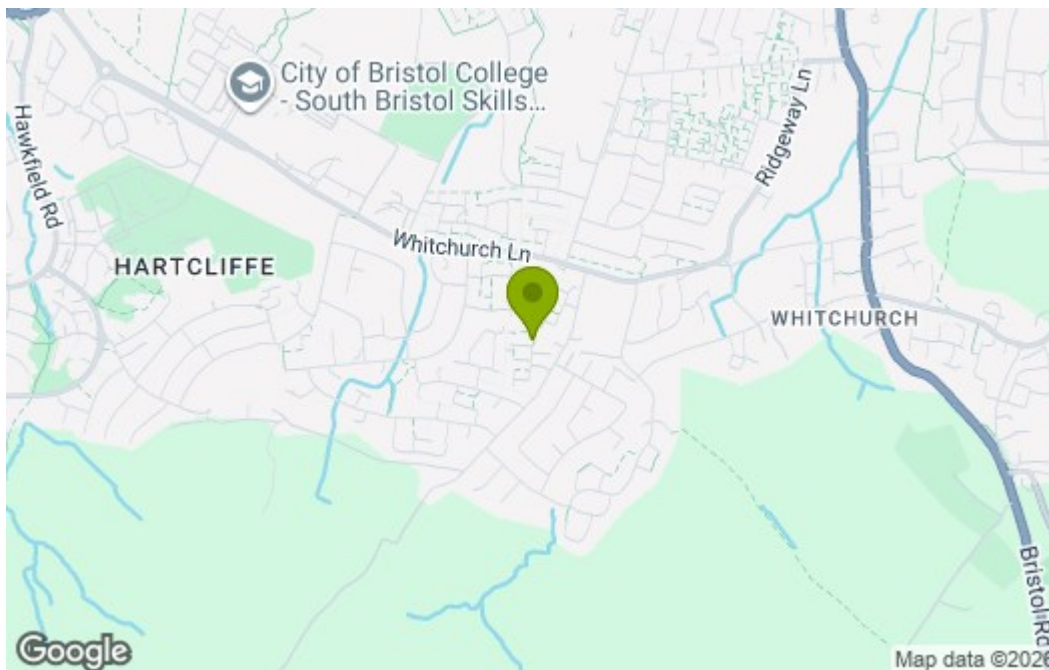


TOTAL: 75.3 m<sup>2</sup> (810 sq.ft.)

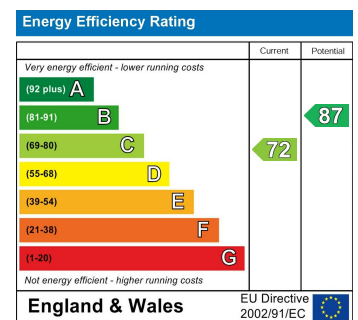
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph



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