

46 Leopold Road, Bristol

£600,000

46 Leopold Road

Bristol

- Semi detached three bed family home
- Open plan Kitchen Diner
- South facing garden
- Sought after location
- Rear access and Garage
- Scope to further extend (subject to relevant planning)
- Family bathroom with seperate w/c
- Sold with no chain
- Previously a licensed four-person HMO / potential investor appeal (subject to the relevant consents).

This beautifully presented semi detached three bedroom family home occupies a prime position in one of the area's most sought after residential locations, offering the perfect blend of period charm and modern convenience.

Stepping inside, you are greeted by a bright and welcoming entrance hall that leads through to a spacious open plan kitchen diner, thoughtfully designed to create a sociable heart of the home. The kitchen boasts contemporary cabinetry, quality worktops, and integrated appliances, with ample space for a family dining table and direct views towards the south facing aspect, ensuring the space is filled with natural light throughout the day.

The generous sitting room features a large window that frames the front elevation, providing an inviting area for relaxation and entertaining, this room further benifits for beautiful parquet flooring which runs throughout the ground floor.

To the rear of the ground floor is the 2nd reception







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46 Leopold Road, St. Andrews, Bristol, BS6 5BS

Approximate Gross Internal Area = 1091.35 sq ft / 101.39 sq m (Excluding Garage)
Garage Area = 151.55 sq ft / 14.08 sq m
Total Area = 1242.90 sq ft / 115.47 sq m

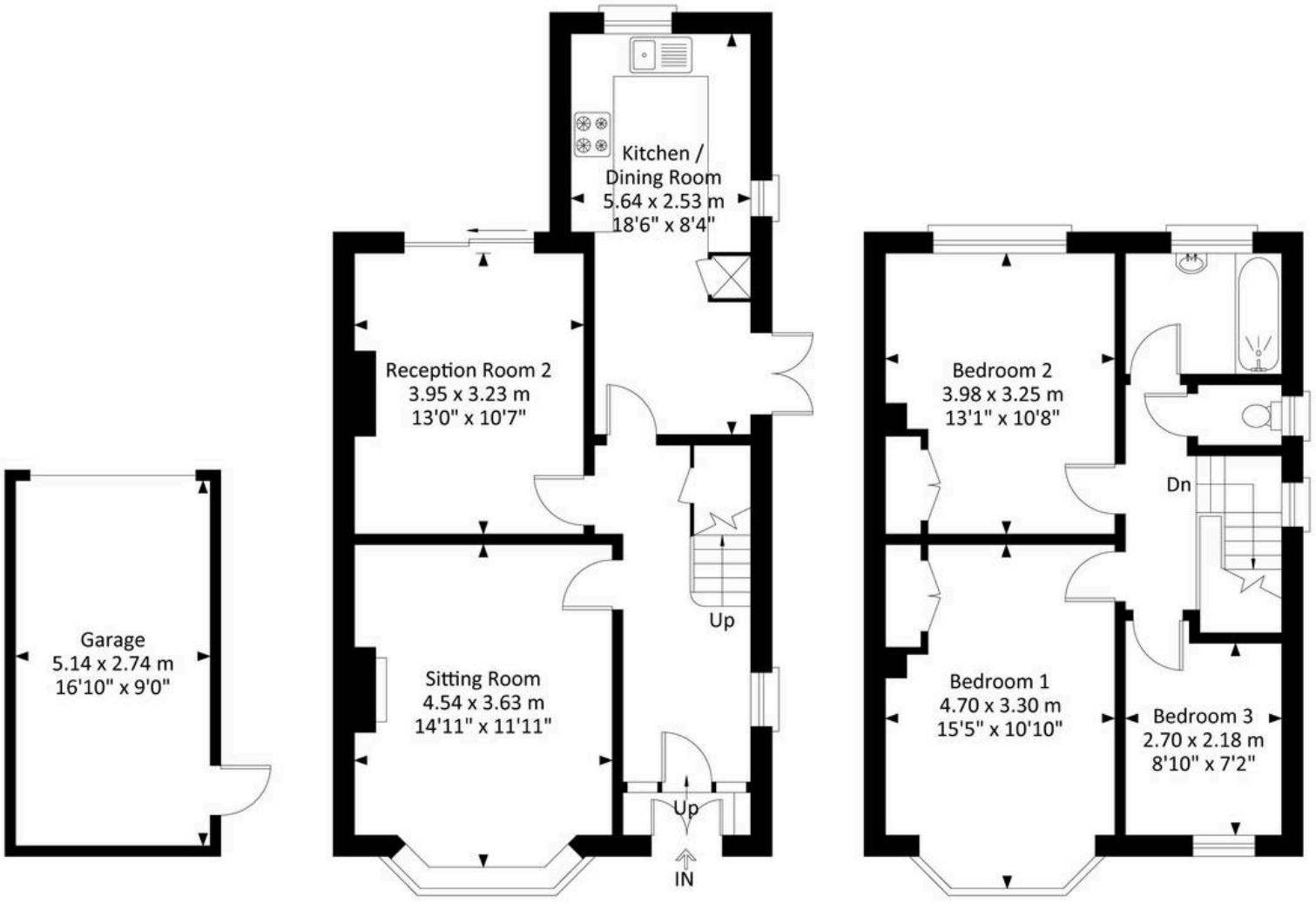


Illustration for identification purposes only, measurements are approximate, not to scale.

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