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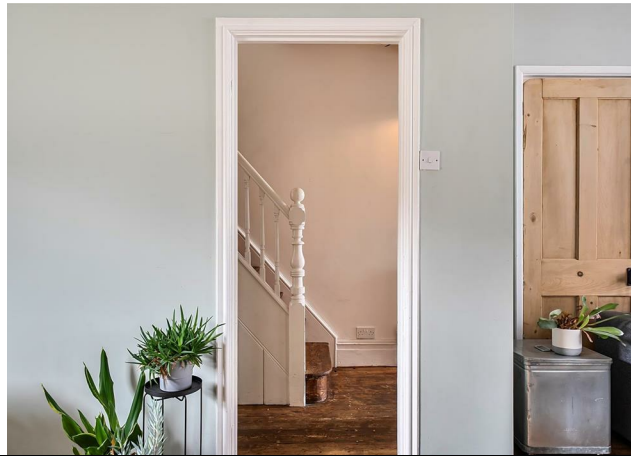

# 32 Leighton Road, Bristol , BS4 2LL

**£375,000**

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- Extended Victorian Terrace
- Upstairs Bathroom
- Kitchen
- Views To The Front
- Two Double Bedrooms
- No Onward Chain
- Garden Room/Office
- South Facing Garden

Offered to market with no onward chain.
Leighton Road in Knowle, this characterful two-bedroom home offers over 1,000 sq ft of accommodation, with generous room proportions, plenty of versatility and is offered to the market with the added benefit of No Onward Chain.

The ground floor begins with an impressive 26ft living/dining room, with the bay window adding plenty of natural light and character to the space. Generous in proportions, there is ample room to create separate sitting and dining areas, making this a fantastic room for both relaxing at the end of the day and hosting family or friends.

Moving through the property, the kitchen provides a practical space with plenty of potential to make your own, before leading through to the snug at the rear. This additional reception room is a brilliant feature and can be used in however suits the occupier – whether as a cosy second sitting room, home office, playroom or perhaps incorporated into the kitchen to create a larger kitchen/family space, subject to the relevant permissions.

Upstairs, Bedroom One is a fantastic 14ft double, again benefitting from the bay window and offering plenty of space for additional bedroom furniture. Bedroom Two is another well-proportioned double, while the accommodation is completed by a generous family bathroom with both a bath and separate shower.

With its spacious accommodation, versatile layout and plenty of opportunity for a new owner to put their own stamp on the property, this is a home with loads of potential in a popular BS4 location. Offered with No Onward Chain, it is certainly one to come and take a look at!

Living/Dining Room 26'8" x 11'4" (8.13 x 3.47)

Bedroom One 14'9" x 13'11" (4.52 x 4.26)

Bedroom Two 12'3" x 9'3" (3.74 x 2.82)

Kitchen 12'10" x 8'11" (3.93 x 2.72)

Snug 9'9" x 8'9" (2.99 x 2.67)

Bathroom 10'7" x 8'10" (3.23 x 2.70)

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## Leighton Road, Knowle, Bristol, BS4

Approximate Area = 1028 sq ft / 95.5 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1515442

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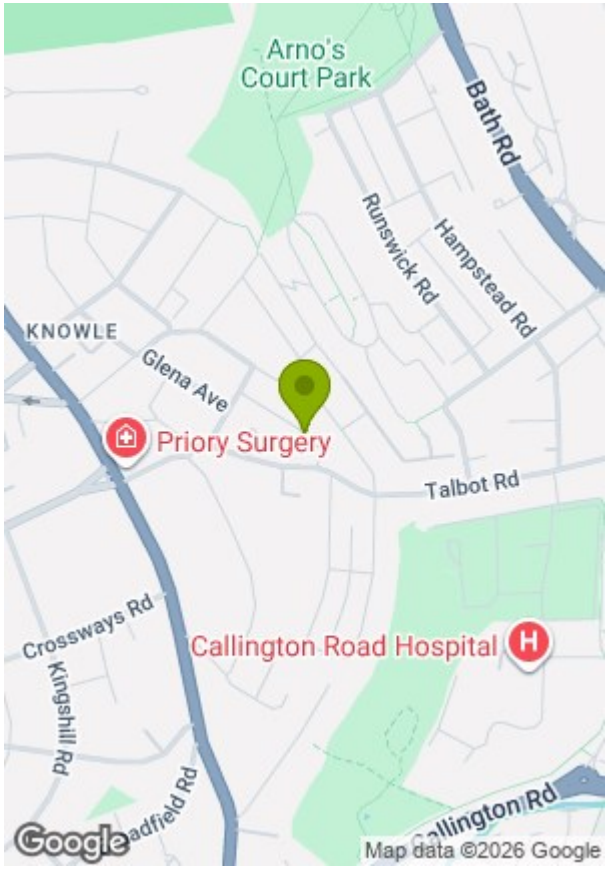


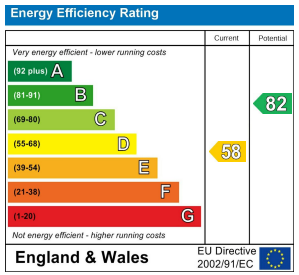


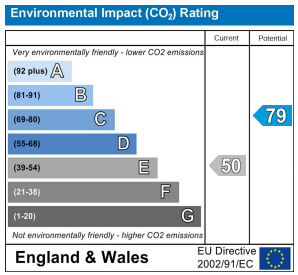


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