



13 Denleigh Close, Bristol , BS14 9QL

£315,000



- NO ONWARD CHAIN
- Front & Rear Gardens
- Expansive Living Space
- EPC - D
- Semi Detached Home
- Three Bedrooms
- Garage & Parking Spot
- Council Tax Band - C

Offered to the market with **NO ONWARD CHAIN** this three bed semi detached home is ready for its new owners!

Upon entering this property you are welcomed into the hallway, providing access to the expansive living space (spanning over 26ft) this space is large enough to host friends and family with windows to the front and patio doors to the rear, filling the room with natural light and providing access to the rear garden.

The kitchen completes the ground floor profiting from plenty of storage cupboards and workspace for meal prep. The electric oven is accompanied by a four ring hob with overhead extraction. The kitchen itself also provides access to the side of the property, a convenient additional entry or exit point if required.

Upstairs are three bedrooms, two of which are doubles, the third benefits a built in wardrobe space and would make for an ideal home office, playroom or nursery. Finalising the first floor is the bathroom comprising of white three piece suite and is tiled throughout.

Externally we find a front and rear garden, mainly laid to lawn featuring a patio area directly out from the living space, brick built BBQ, ideal for the summer evenings and a raised deck area perfect for al fresco dining.

A garage is located in a nearby block benefitting a parking space directly outside the garage.

Denleigh close is opposite St Augstines Park and is within 0.2 miles of local school and pre-school, additionally local convenience stores are situated just 0.2 miles away.

Living/Dining Room 23'5" x 11'8" (7.16 x 3.56)

Kitchen 10'4" x 8'7" (3.15 x 2.62)

Bedroom One 12'0" x 8'7" (3.67 x 2.62)

Bedroom Two 11'11" x 10'1" (3.64 x 3.08)

Bedroom Three 9'0" x 7'1" (2.75 x 2.18)

Bathroom 7'7" x 5'5" (2.32 x 1.66)

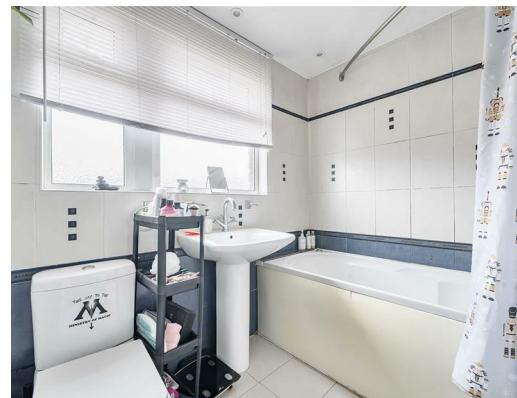
Council Tax Band - C

EPC - D

NO ONWARD CHAIN

Garage & Parking Space

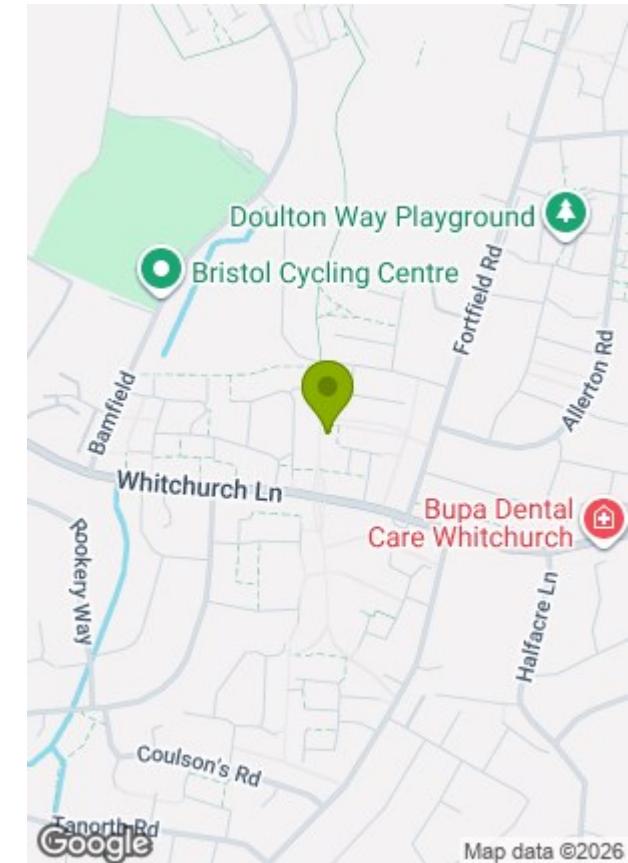
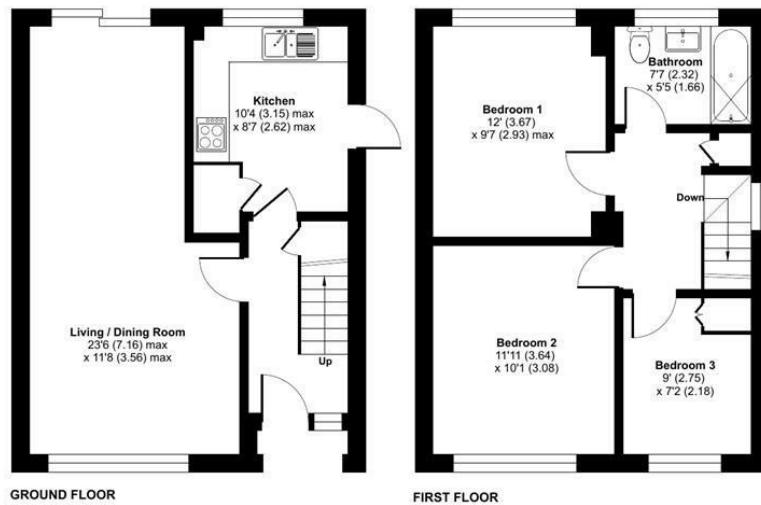




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Approximate Area = 830 sq ft / 77.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Greenwoods Property Centre. REF: 1405654

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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