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has

the

authority

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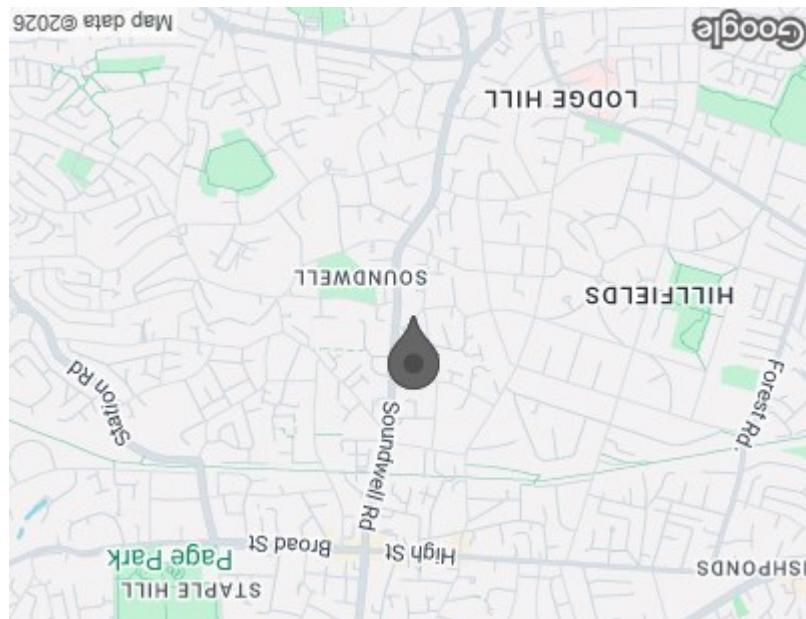
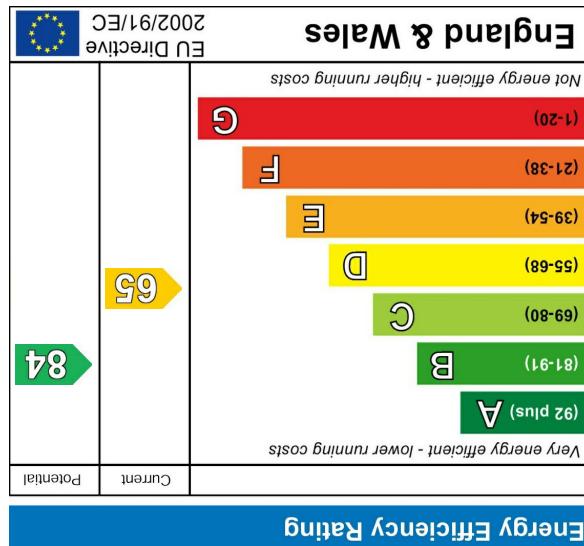
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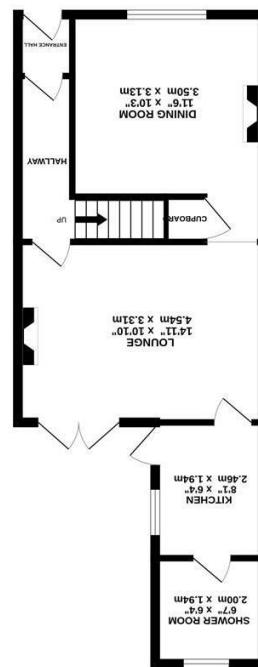
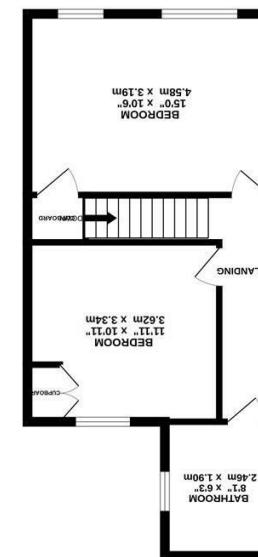
the

property.



AREA MAP

461 sq ft. (42.8 sq m) approx.  
GROUND FLOOR  
1ST FLOOR  
424 sq ft. (39.4 sq m) approx.

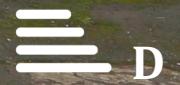


FLOOR PLAN

STATEMENTS  
AGENTS  
Coleman



LEICESTER SQUARE  
SOUNDWELL, BS16 4PD  
ASKING PRICE £310,000





## GROUND FLOOR

### Entrance Hall

**Dining Room**  
11'5" x 10'3"

**Sitting Room**  
14'10" x 10'10"

**Kitchen**  
8'0" x 6'4"

**Shower Room**  
6'6" x 6'4"

## FIRST FLOOR

### Landing

**Bedroom One**  
15'0" x 10'5"

**Bedroom Two**  
11'10" x 10'11"

**Bathroom**  
8'0" x 6'2"

## OUTSIDE

### Front Courtyard

### Rear Garden



NO ONWARD CHAIN

We are pleased to present this well-proportioned two bedroom mid-terrace cottage positioned on Leicester Square. An ideal opportunity for first time buyers, this property offers two double size bedrooms, two reception rooms plus an upstairs bathroom and ground floor shower room.

The ground floor is accessed via an entrance hall which leads to a reception room with a traditional fireplace and French doors that give access to the garden, creating a light and sociable environment. A square opening leads into a cosy sitting room located to the front of the property that also benefits a fireplace.

The kitchen is fitted with a range of Shaker style wall and base units, completed with rolled edge work tops and tiled splashbacks. Integrated appliances include an under counter fridge, freezer and built in extractor hood.

Additionally, there is space for a cooker and washing machine.

Completing the ground floor accommodation is three piece shower room.

To the first floor are two comfortable double bedrooms, bedroom one being located to the front of the property with a built in cupboard.

The rear bedroom benefits from a fitted wardrobe that also houses the gas combination boiler.

The family bathroom occupies what would have originally been a third bedroom and now boasts a modern three piece suite.

Externally, the property offers a small courtyard to the front and a fully enclosed garden to the rear offering security for those with young children. Laid predominantly to artificial lawn and decking, this garden is a blank canvas and perfect for those looking to establish and landscape their own tranquil space.

Leicester Square is well placed for access to Staple Hill, Kingswood and Downtend which provide a range of independent shops, supermarkets, cafés and leisure facilities. The area is served by excellent transport links whilst nearby green spaces such as Page Park and the Bristol to Bath Cycle Path add to the appeal of this convenient location.

