



**LEICESTER SQUARE**  
**, SOUNDWELL, BS16 4PD**  
**ASKING PRICE £290,000**





## 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 entrance hall leads to the rear 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 and benefits integrated appliances to include an under counter fridge, freezer and built in extractor hood. Additionally there is space for a free standing 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.

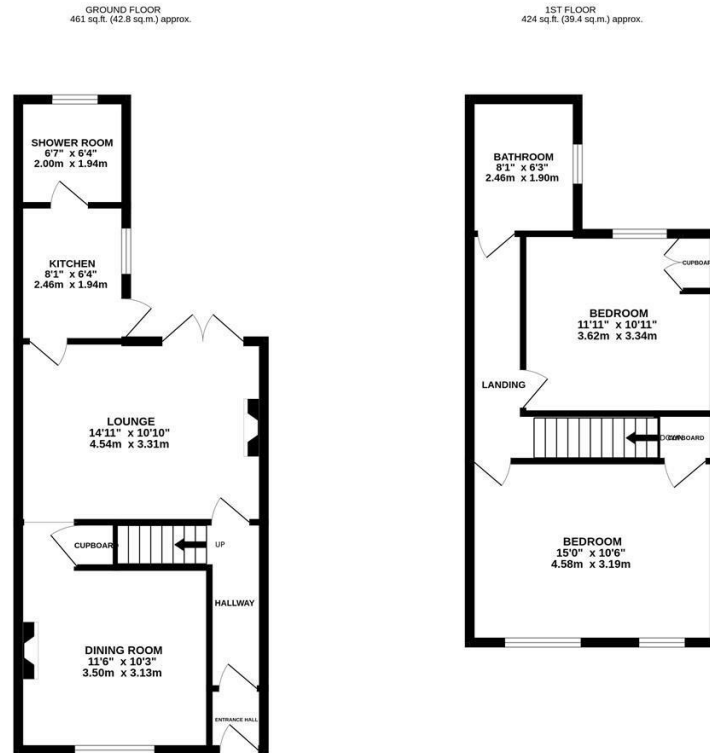
The family bathroom occupies what would have originally been a third bedroom and now boasts a modern three piece suite.

Externally, the property offers a small courtyard to the front and a fully enclosed garden to the rear, a secure space for those with young children. Laid predominantly to artificial lawn and decking, this garden is a blank canvas and perfect for those looking to landscape their own tranquil space. Unallocated parking is available on road to the front of the property.

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 to the location.

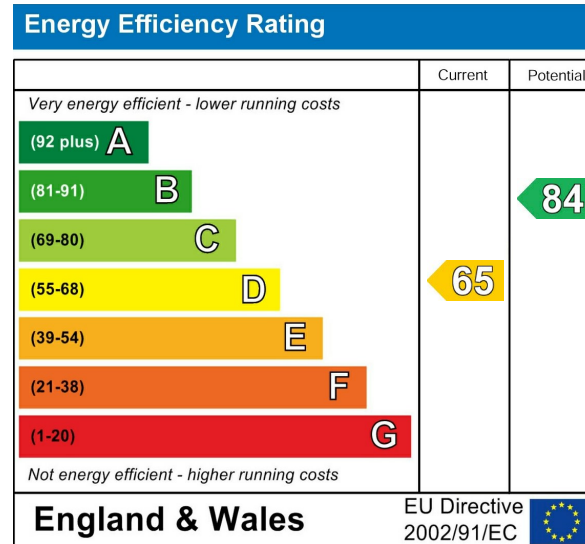
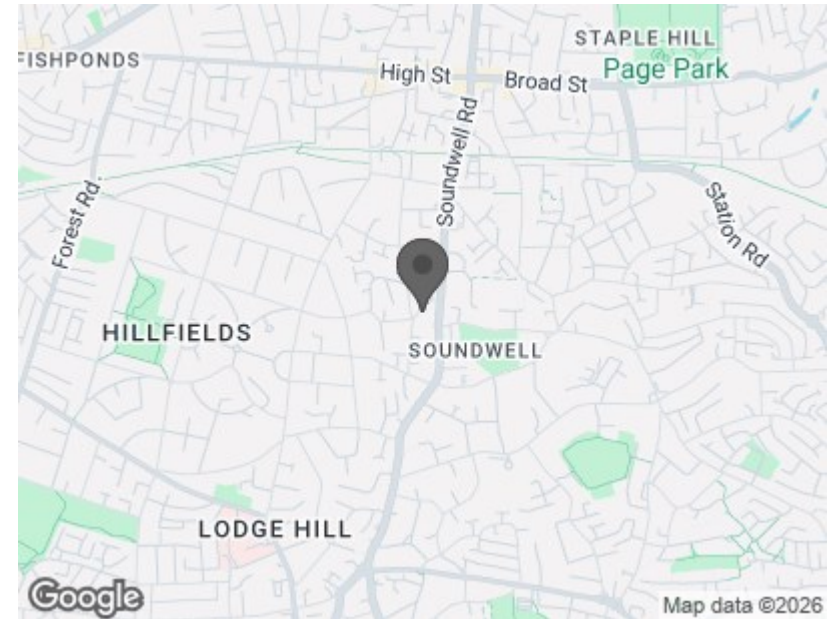


# FLOOR PLAN



TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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# AREA MAP



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