



72 Leighton Road, Southville, Bristol, BS3 1NU



urbanlighthouse  
INDEPENDENT ESTATE AGENT

- Three double bedrooms
- One of Southville's most favoured roads
- Plus 23'4 x 10' kitchen/dining room
- Victorian terrace
- Separate reception rooms
- South westerly facing rear garden

A very well proportioned, charming 3 double bedroom Victorian terrace on one of Southville's premier roads. The property is well presented throughout, with an enviable south westerly facing rear garden, complimenting the inside, which briefly comprises; entrance lobby & hall, 2 generous reception rooms, separated by a square archway, plus a 23'4 x 10' kitchen/dining room. Upstairs are 3 double bedrooms and a bathroom. These homes lend themselves particularly well to loft conversions if you wished to extend in the future.

**Entrance Lobby & Hall**

**Lounge**

15'7 into bay x 12'8  
4.75 into bay x 3.86m

**Reception 2**

13'6 x 10'4  
4.11 x 3.15m

**Kitchen/Dining Room**

23'4 x 10'  
7.12 x 3.05m

**First Floor Landing**

**Bedroom 1**

15'8 into bay x 16'1 max  
4.78 into bay x 5.08m max

**Bedroom 2**

13'5 x 10'4  
4.09 x 3.15m

**Bedroom 3**

12'8 x 10'1  
3.86 x 3.07m

**Bathroom**

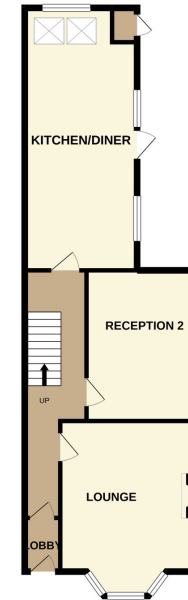
6'5 x 6'10  
1.96 x 2.08m

**Rear Garden**

23' x 16' plus side return  
7.01 x 4.88m plus side return



GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
620 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing 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 a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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For EPC link please visit:

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/southville>.