



urbanlighthouse  
INDEPENDENT ESTATE AGENT

Leighton Road,  
Southville,  
Bristol,  
BS3 1NR

£580,000

**Entrance Lobby**

**Entrance Hall 22'5 x 3'1**  
(widening to 5'4 for 13'3),  
(6.83 x 0.94, widening to  
1.63 for 4.04m)

**Lounge 15'10 into bay x**  
**12'7 max** (4.83 x 3.84m  
max)

**Second Reception Room**  
**19'2 x 10'** (5.84 x 3.05m)

**Kitchen/Breakfast Room**  
**13'3 x 10'4 (plus 9'2 x**  
**5'3)**, (4.04 x 3.15m plus  
2.8 x 1.6m)

**Bedroom 1 15'10 max**  
**into bay x 11'7 min** (4.83  
max x 3.53m)

**En suite shower room**  
**8'6 x 2'3** (2.59 x 0.69m)

**Bedroom 2 13'3 x 10'4**  
(4.04 x 3.15m)

**Bedroom 3 11'9 x 10'1**  
(3.58 x 3.07m)

**Bathroom 6'10 x 6'9**  
(2.08 x 2.06m)

**Bedroom 4 21'7 max x**  
**16' max** (6.58 x 4.88m  
max)

**Rear Garden 43' x 15'9**  
(13 x 4.8m)



TOTAL FLOOR AREA: 1004 sq ft (149.0 sq m) approx.  
These energy ratings are based on a standard assessment of the property's energy performance. Measurements of energy efficiency, heating and air conditioning are taken on a typical day. The energy performance of a property can vary significantly from the standard assessment. The energy performance of a property can also vary significantly from the standard assessment. The energy performance of a property can also vary significantly from the standard assessment. The energy performance of a property can also vary significantly from the standard assessment.

A well presented Victorian terrace on one of Southville's premier roads. The property enjoys a larger than average landscaped rear garden, and is laid out over 3 floors, including; lounge with bay windows to the front, kitchen/breakfast room, generous second reception room, with patio doors overlooking the rear garden. There are 3 double bedrooms (one with en suite) and a bathroom to the first floor, with a staircase upto a further double bedroom with excellent views on the second floor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			81
(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			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			76
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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