



128, Earlstone Crescent, Cadbury Heath
Bristol, South Gloucestershire, BS30 8AF

£310,000

Anne James Estate agents are pleased to offer for sale this well presented middle terrace property offered with No onward chain. The accommodation comprises to the ground floor of a lovely lounge/dining room with new carpets fitted, a modern bright and airy contemporary kitchen and a downstairs cloakroom. To the first floor are three generous bedrooms with new carpets and a bathroom with a separate WC. To the outside of the property are beautifully well tended gardens. Viewing is highly recommended.

Entrance

Composite door with decorative glass inserts, uPVC double glass panel to the side.

Entrance Hallway

Single radiator, stairs leading to the first floor accommodation.

Kitchen

9' 11" narrowing to 6'10" x 18' 9" (3.03m narrowing to 2.09m x 5.72m)
uPVC half double glazed rear door, uPVC window to the rear, range of contemporary wall and base units with square edge worktops, tiled splashbacks, one and half bowl stainless steel sink unit with mixer tap, electric oven, gas hob with extractor over, freestanding fridge freezer, space for washing machine and tumble dryer, tiled floor, uPVC half glass door to the front, radiator, door leading to

WC

Low level W.C. corner sink with tiled splashback, tiled floor.

Lounge/Dining Room

18' 9" x 13' 11" narrowing to 10'8" (5.72m x 4.23m narrowing to 3.24m)
uPVC double glazed patio doors to the rear, uPVC double glazed window to the front, two radiators, wood fire surround with gas fire insert (not tested) TV aerial point.

First Floor Landing

uPVC double glazed window, access to the loft space, doors to the bedrooms and bathroom.

Bedroom One

12' 2" x 9' 9" (3.71m x 2.96m)
uPVC double glazed window to the front, single radiator, storage cupboard.

Bedroom Two

9' 5" x 10' 1" (2.86m x 3.08m)
uPVC double glazed window to the front, single radiator.





Bedroom Three

7' 2" x 8' 3" (2.18m x 2.52m)

uPVC double glazed window to the rear, single radiator, cupboard housing combination boiler.

Separate WC

uPVC obscure window to the rear, low level WC, laminate flooring.

Bathroom

uPVC double glazed obscure window to the rear, single panel bath with electric shower over, pedestal wash hand basin, single radiator, fully tiled walls, vinyl flooring.



Front

Driveway providing off street parking, shrub borders, water tap and power socket.

Rear

Mature shrubs, patio and lawn area, sheds, green house.



Council Tax – South Gloucestershire Council

Band B

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol