



5, Crispin Way, Kingswood, Bristol, South  
Gloucestershire, BS15 4SJ

£275,000



Situated within popular area of Kingswood and close to the Bristol to Bath cycle track and the A4174 is this 1950's end of terrace house in need of updating. Sat in a generous plot the accommodation comprises to the ground floor of lounge, dining room with patio doors leading onto the rear garden and a kitchen. To the first floor accommodation are three bedrooms and a shower room. To the outside of property is a garage which is assessed via a shared driveway. The rear of the property is where it comes into its own, the garden which is of a generous size giving an opportunity to extend subject to planning permissions. Further benefits include Upvc double glazing, gas central heating and a single garage. Properties of this nature are sure to generate a great level of interest, early viewing is highly recommended.

### Entrance

Aluminium sliding door leading into the porch. Wooden door with glass panel and glass side panels leading into the hallway.

### Hallway

Staircase to the first floor, radiator, cupboard housing utility meters. doors into the lounge and kitchen.

### Lounge

11' 0" to recess x 14' 1" into bay (3.36m x 4.30m)  
uPVC double glazed bay window to the front, feature fireplace with gas fire, double radiator, TV point, opening into the dining area.

### Dining Room

8' 11" x 10' 6" (2.73m x 3.21m)  
Upvc double Patio doors leading to the rear gardens, single radiator, door to the kitchen.

### Kitchen

7' 0" x 10' 0" (2.13m x 3.06m)  
uPVC half double glazed door to the side, uPVC double glazed window to the rear, range of wall

and base units with round edge worksurfaces, tiled splashbacks, stainless steel sink unit with mixer tap, space for washing machine, space for a cooker, space for a fridge and freezer, double radiator, laminate flooring.

### First Floor Landing

uPVC double glazed window to the side, access to a part boarded loft space with light, doors leading to the bedrooms and shower room.

### Bedroom One

10' 6" x 14' 2" into bay (3.19m x 4.31m)  
uPVC double glazed bay window to the front, radiator.

### Bedroom Two

10' 6" x 9' 11" (3.19m x 3.02m)  
uPVC double glazed window to the rear, radiator, cupboard housing combination boiler.

### Bedroom Three

8' 9" x 6' 4" (2.66m x 1.94m)  
uPVC double glazed window to the front, double radiator.







### Shower Room

uPVC double glazed obscure window to the rear. White suite comprising of a low level WC, pedestal wash hand basin, double shower cubicle, fully tiled walls, heated towel rail.

### Outside

Front: Off street parking, shared driveway leading to the garage.

### Rear Garden

There is a large, southerly facing rear garden which is laid to patio and lawn, enclosed by panel fencing, storage shed.

### Garage

Shared driveway leading to a single garage with power and light supply.

### Tenure

Freehold

### Local Authority

South Gloucestershire

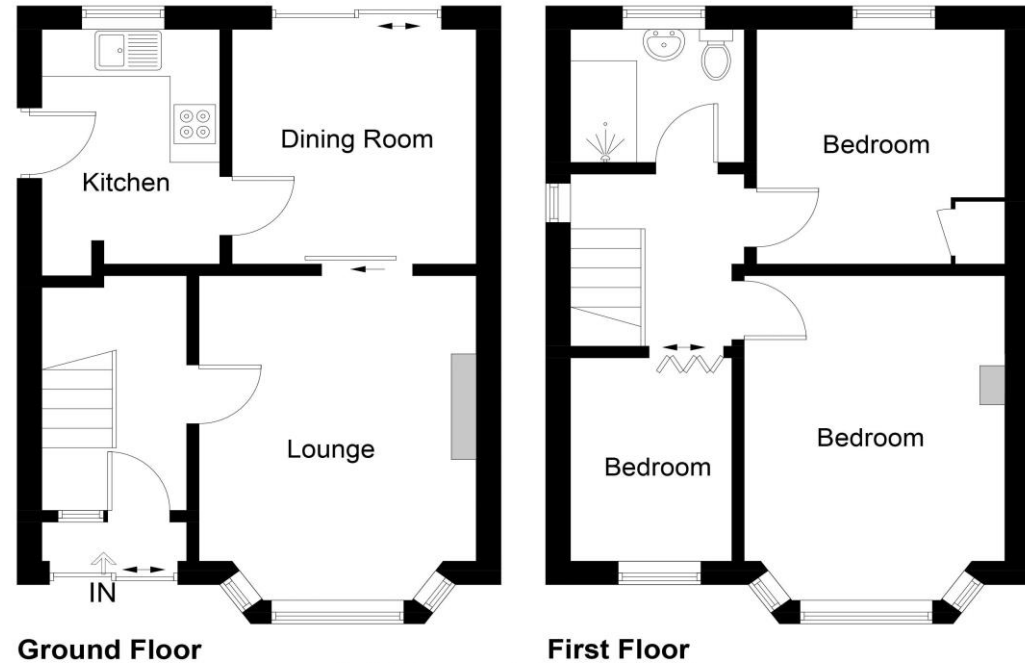
### Council Tax Band

Band C



## 5 Crispin Way

Approximate Gross Internal Area = 74.2 sq m / 799 sq ft



For illustrative purposes only. Not to scale. ID1176387  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed 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