



Upjohn Crescent, Bristol

, BS13 0NF

£285,000



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HERE TO GET *you* THERE

Upjohn Crescent, Bristol

DESCRIPTION

Offered for sale with NO ONWARD CHAIN, a charming three-bedroom terraced property in South Bristol offering a comfortable living room, spacious kitchen-diner, modern bathroom, and three cosy bedrooms. The property features an enclosed rear garden and off-street parking, providing both outdoor space and convenience. Ideal for those seeking a lovely home in a desirable location, with the added benefit of a hassle-free move.



ROOMS

GROUND FLOOR

Entrance Porch

Access to the property through the front door into the entrance porch. Double glazed window to the front. Door leading into hallway.

Living Room

18'9" x 12'6"

Kitchen Diner

18'9" x 11'8"

FIRST FLOOR

Landing

Bedroom One

12'5" x 12'4"

Leading from the landing into bedroom one. Double glazed window to the front. Storage cupboard.

Bedroom Two

12'5" x 11'10"

Leading from the landing into bedroom two. Double glazed window to the rear.

Bedroom Three

Leading from the landing into bedroom three. Double glazed window to the front.

Bathroom

9'0" x 9'1"

Leading from the landing into the Bathroom. Obscured double glazed window to the rear. The bathroom consists of a W/C, wash basin and bath with shower over.

OUTSIDE

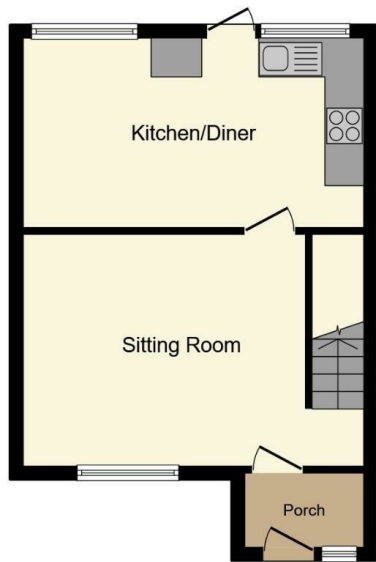
Rear Garden

Access to the rear garden via the kitchen or side alley. Enclosed by hedges and fences. Outbuilding for storage.

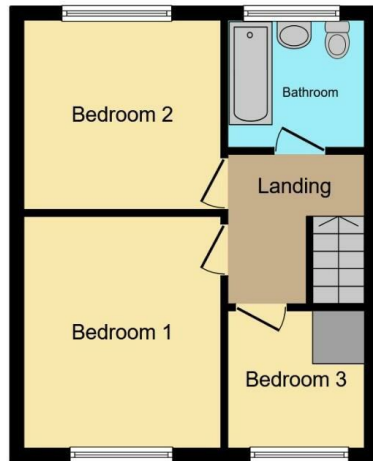
Front Garden

Access to property via steps leading up to front door. Driveway providing off street parking. Shared side alley providing access to rear garden.





Ground Floor
Floor area 397 sq.ft.

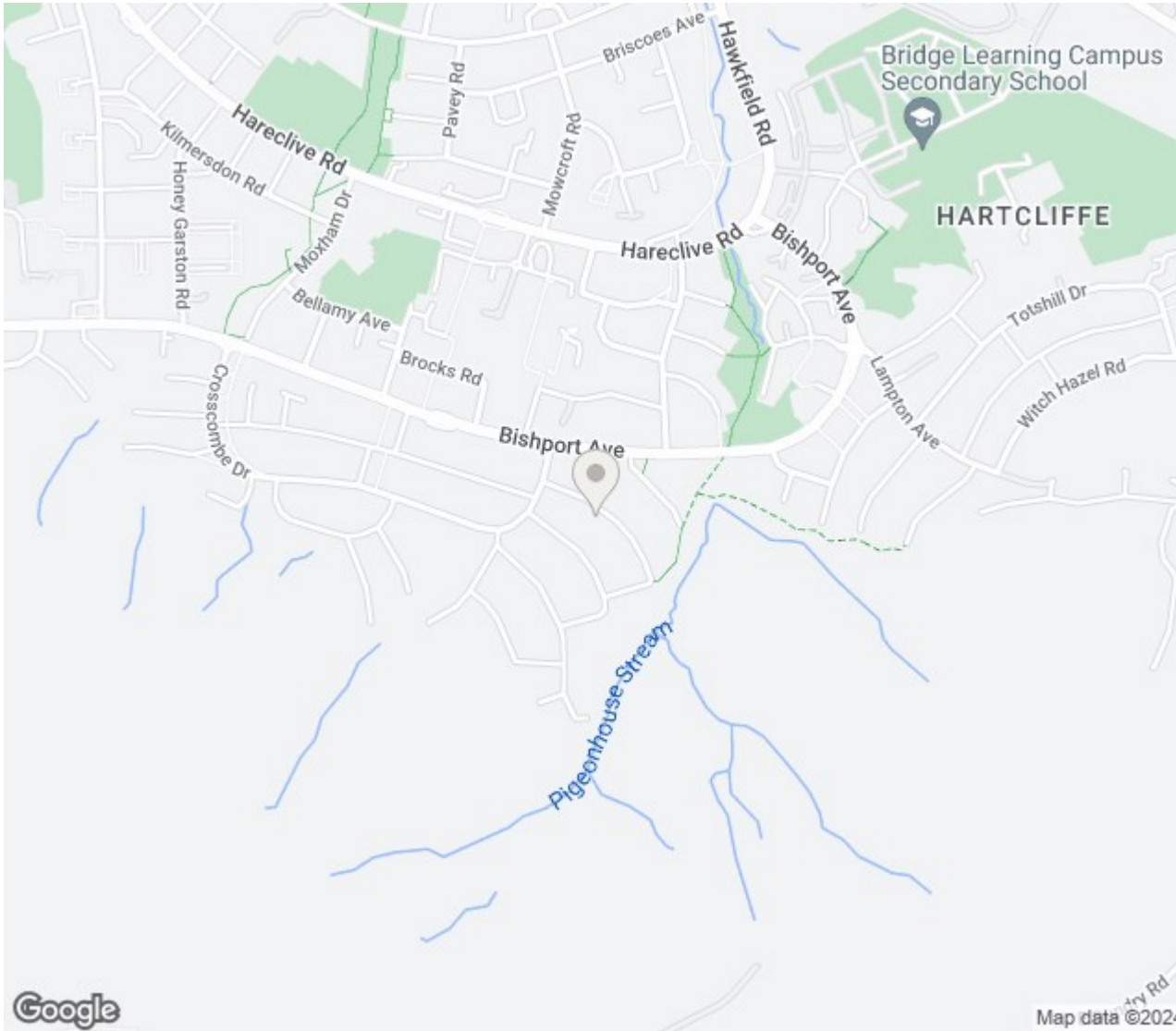


First Floor
Floor area 372 sq.ft.


TOTAL: 769 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.