

105 GILDA CRESCENT
WHITCHURCH
BRISTOL
BS14 9LD
£269,950



GREGORYS
ESTATE AGENTS

Presented to a good condition throughout, can be found this spacious, terraced property. Positioned within a popular area of Whitchurch, this lovely two, double bedroom home is perfect for any first time buyer.

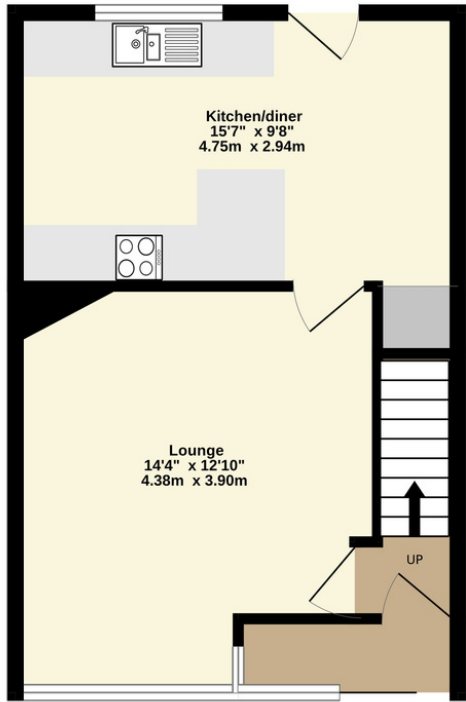
Externally the property benefits a driveway to the front aspect, providing valuable off street parking. To the rear aspect an enclosed and private rear garden, complete with brick built outbuilding. Internally an entrance porch and hallway lead a light and airy, bay fronted lounge and a full width kitchen / breakfast room, complete with a large selection of fitted units and work surfaces.

To the first floor can be found two double bedrooms, the principle bedroom in particular, offering impressive proportions. The contemporary shower room comprises a three piece white suite. The property is double glazed throughout and is gas central heated via a combination boiler, housed in a kitchen unit.

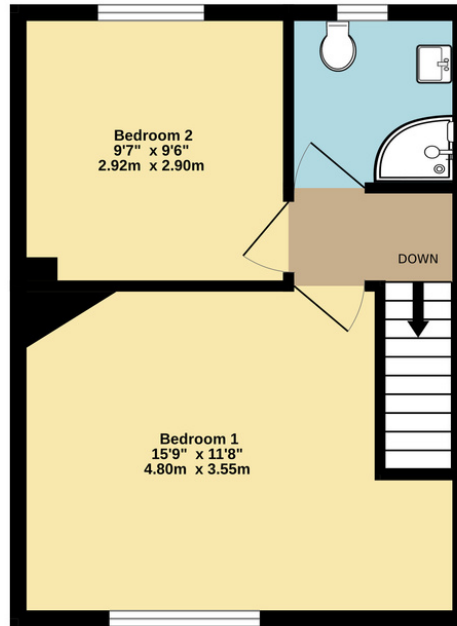




Ground Floor
374 sq.ft. (34.7 sq.m.) approx.



1st Floor
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

105 Gilda Crescent BRISTOL BS14 9LD	Energy rating	Valid until:	20 March 2034
	C	Certificate number:	9734-1227-6300-0209-6222

Property type	Mid-terrace house
Total floor area	63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's energy rating is C. It has the potential to be B.

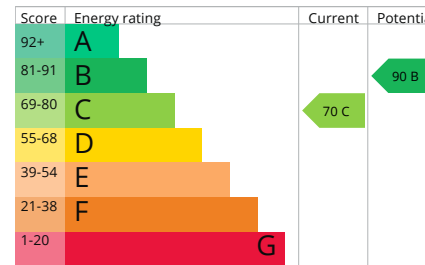
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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