

for sale

£325,000



Earlstone Crescent Bristol BS30 8AA

Nearby are a variety of amenities nearby there are several schools, including Parkwall Primary School access to local parks. Shopping is convenient with various shops and supermarkets available for daily needs. Public transport services connect the area to different parts of Bristol.



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Entrance Porch

Double glazed door to the front and double glazed door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator

Lounge

19' 7" x 11' 4" max (5.97m x 3.45m max)

Double glazed window to the front, gas fire and surround, radiator, double glazed patio door to the conservatory,

Kitchen/Diner

20' 5" x 11' 1" max (6.22m x 3.38m max)

Double glazed window to the rear, double glazed door to the conservatory, double glazed door to the front, a a range of modern style fitted wall and base units, rolled edge worktops, tiled splashbacks, built in eye level double oven, induction hob with cooker hood over, stainless steel sink unit with mixer tap, cup[board housing the meters,space for fridge/freezer.

Conservatory

18' 2" x 9' 1" (5.54m x 2.77m)

Part bricked and double glazed with door to the rear garden, utility at=area with fitted base units, work tops and space for washing machine and tumbrel dryer, radiator.

First Floor Landing

Loft access, storage cupboard

Bedroom One

11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed window to the front, radiator, fitted wardrobes

Bedroom Two

13' 6" max x 8' 7" (4.11m max x 2.62m)

Double glazed window to the rear, radiator.

Bedroom Three

10' 8" x 6' 4" (3.25m x 1.93m)

Double glazed window to the front, radiator

Bathroom

Double glazed frosted window to the rear. a three piece bathroom suite comprising panel bath with main shower over, pedestal hand basin, low level WC, tiled walls, laminate wood effect flooring.

Front Garden

driveway to 3-4 vehicles

Rear Garden

A generous size enclose garden with spacious patio area, artificial lawn, borders hosting plants and shrubs, generous sized wooden shed, water Tao.

Parking



Driveway to the front.







Ground Floor

First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Property Ref: BLG104092 - 0003

Tenure: Freehold

EPC Rating: Awaited

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