



111 Gilda Crescent, Bristol, BS14 9LD

£367,500



- Energy Rating - D
- Extended
- Kitchen/Diner
- Front, Side & Rear Gardens
- Gas Central Heating

- Four Bedroom Family Home
- Good Size Lounge
- Driveway
- UPVC Double Glazing
- Close to Local Amenities

Greenwoods are pleased to bring to the market this well-presented and extended four-bedroom end of terrace family home with full planning permission granted for a further single storey side extension (Application no: 21/0680/H). The accommodation briefly comprises: entrance porch, a spacious 21ft lounge with feature fireplace and patio doors opening to the rear garden, and a bright and airy kitchen/diner. To the first floor, there are three double bedrooms, a further single bedroom, and a family bathroom with shower over the bath. Other benefits include: block paved driveway providing off-street parking to the front of the property, gas central heating from a combination boiler, uPVC double glazing throughout, and gardens to the front, side, and rear of the property with potential for further parking in the rear garden.

Lounge 21'9" x 13'1" (6.65 x 3.99)

Kitchen/Dining Room 23'9" x 11'9" (7.26 x 3.60)

Bedroom One 11'9" x 11'9" (3.59 x 3.59)

Bedroom Two 11'8" x 10'6" (3.57 x 3.22 )

Bedroom Three 12'7" (max) x 11'1" (3.84m (max) x 3.38m)

Bedroom Four 9'8" x 6'2" (2.95 x 1.90)

Bathroom 5'10" x 5'7" (1.80 x 1.72)

Tenure Status - Freehold

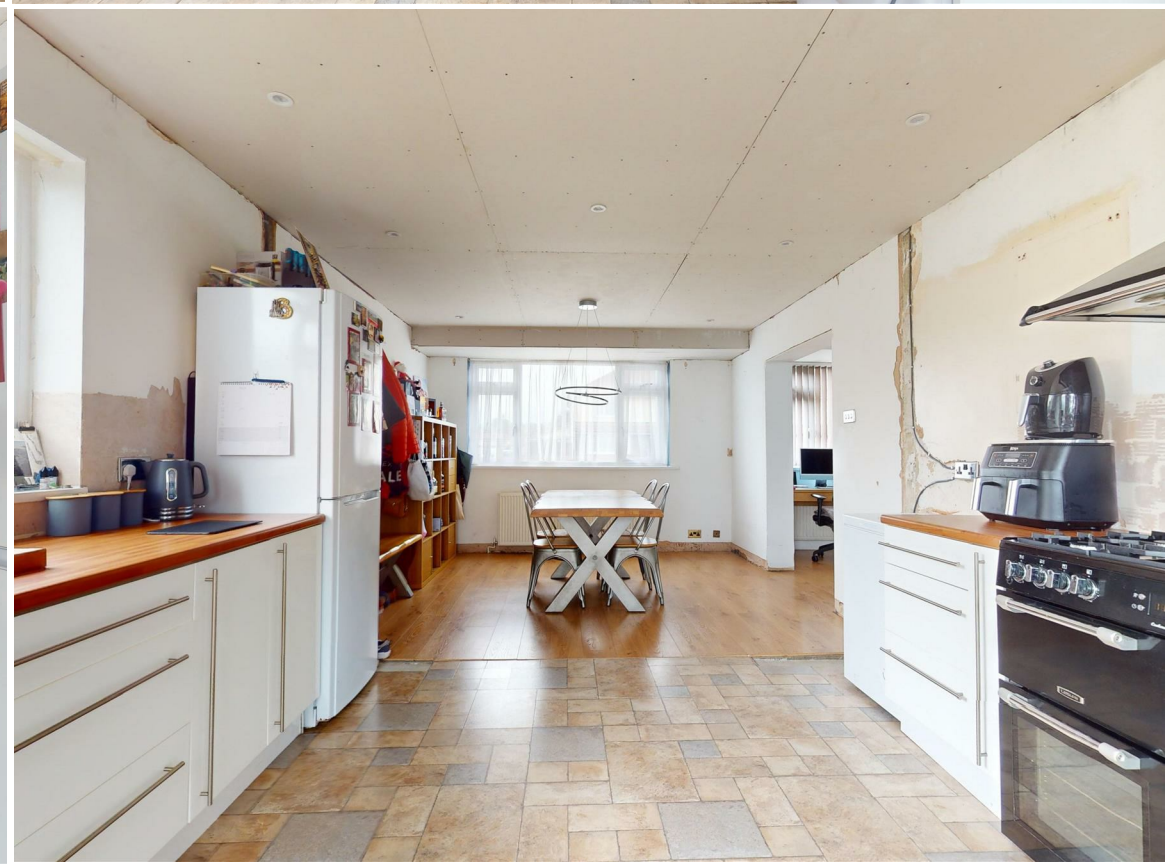
Council Tax - Band C



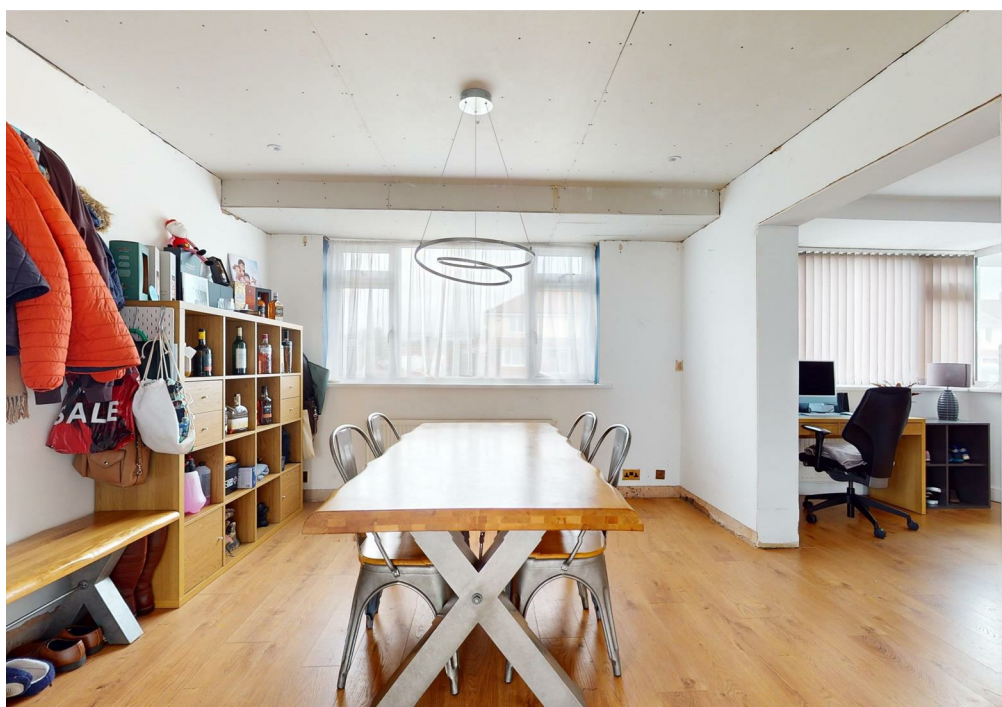














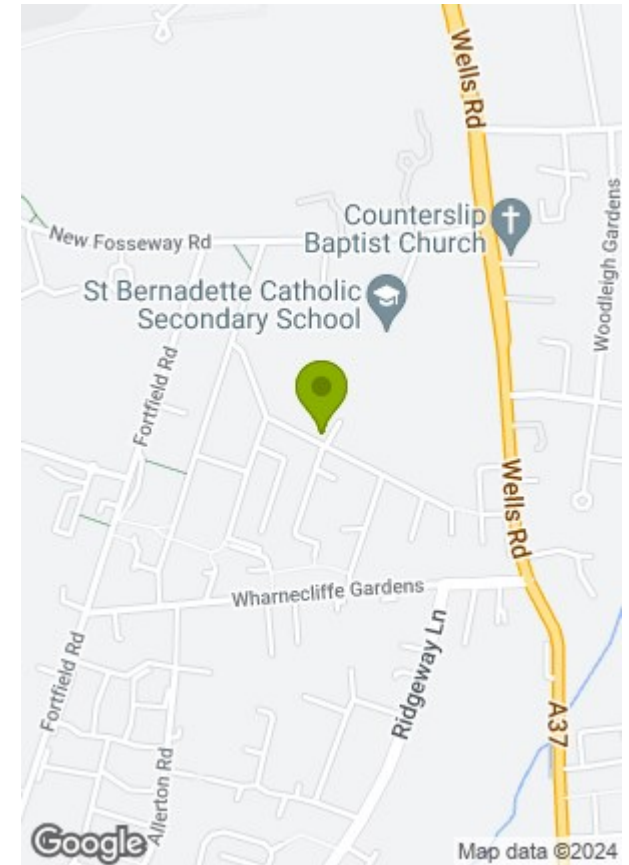












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

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