



Ilchester Crescent, Bedminster Down

Offers Over £300,000

- Energy Rating - D
- Three Bedrooms
- Kitchen & Utility
- First Floor Bathroom

- End Of Terrace House
- Lounge / Diner
- Potential To Extend (subject to planning permission)
- Lots Of Potential

If you're looking for a home with potential to make your own, this property offers a fantastic opportunity. While in need of some updating, it already benefits from a recently fitted 'Worcester' combination boiler. Set in a popular residential area with convenient access to the city, this home offers great potential to extend on the side (subject to planning permission).

The accommodation includes an entrance porch, entrance hallway, kitchen, Utility and a lounge/diner. Upstairs, there are three bedrooms and a family bathroom. Outside, you'll find front, side and rear gardens.

This is your chance to transform this property into your ideal home.

Lounge / Diner 24'2 x 11'11 (7.37m x 3.63m)

Kitchen 8'0 x 7'10 (2.44m x 2.39m)

Utility Room 6'5 x 5'0 (1.96m x 1.52m)

Bedroom One 13'1 x 10'0 (3.99m x 3.05m)

Bedroom Two 11'1 x 8'9 (3.38m x 2.67m)

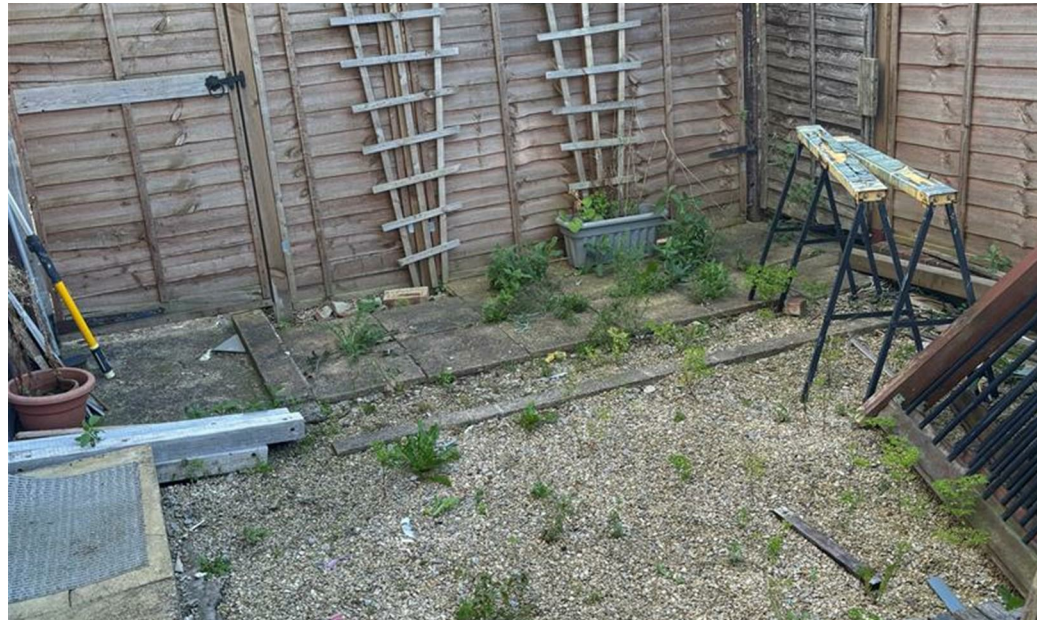
Bedroom Three 9'0 x 7'9 (2.74m x 2.36m)

Bathroom 7'9 x 5'0 (2.36m x 1.52m)

Tenure Status - Freehold

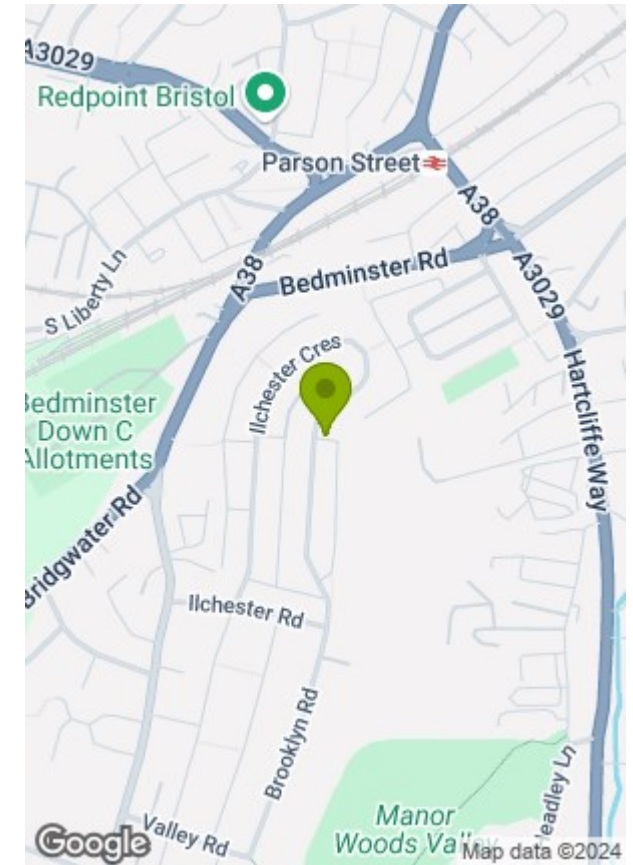
Council Tax - Band B







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	60	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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