



- **Energy Rating - C**
- **Two Double Bedrooms**
- **No Onward Chain**
- **Off Street Parking**

- **End Of Terrace House**
- **Potential To Easily Create A Third Bedroom**
- **Cul-De-Sac Location**
- **Requires Updating**

A Fantastic Opportunity in a Peaceful Whitchurch Cul-de-Sac

Tucked away in a quiet cul-de-sac just off Gilda Crescent, this two-bedroom end of terrace home offers a wonderful opportunity for buyers looking to make their mark. Available with no onward chain, it's ideal for first-time buyers, or downsizers.

The accommodation offers a practical layout and would now benefit from some updating - reflected in the realistic asking price. The spacious master bedroom is a real highlight, featuring two windows that flood the room with natural light. With its generous proportions, it could easily be divided by a stud wall to create a third bedroom if desired.

The property has already had several key improvements, including UPVC double glazing (installed circa 2015), gas central heating via a combination boiler (installed circa 2015), and a re-wire completed around the same time.

Outside, the rear garden provides a lovely space to enjoy - ideal for relaxing, entertaining, or a touch of gardening. To the front of the property there is a driveway providing off street parking.

Set in a quiet and convenient location close to local shops, schools, and bus routes, this charming home combines solid fundamentals with fantastic scope to improve - a brilliant blank canvas for those ready to make it their own.

Living Room 13'1" x 9'10"/190'3" (4.00 x 3/58)

Kitchen/Diner 17'11" x 10'0" (5.48 x 3.07)

Bedroom One 14'7" x 10'1" (4.47 x 3.08)

Bedroom Two 13'4" x 11'8" (4.07 x 3.57)

Bathroom 5'6" x 5'4" (1.70 x 1.65)

WC

Tenure - Freehold

Council Tax - Band B



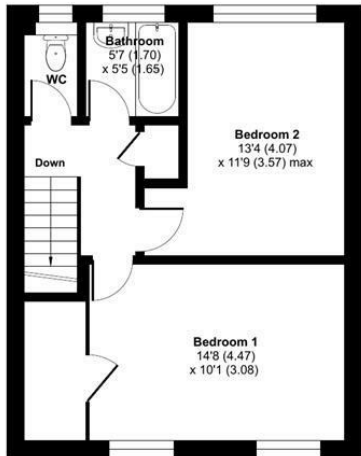




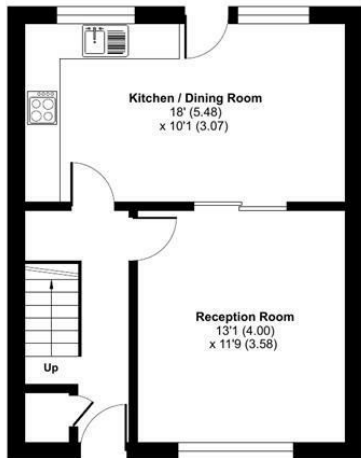


Kylross Avenue, Bristol, BS14

Approximate Area = 858 sq ft / 79.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

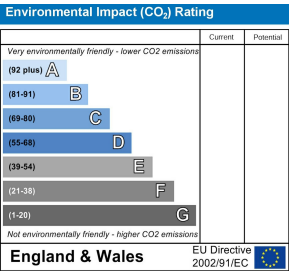
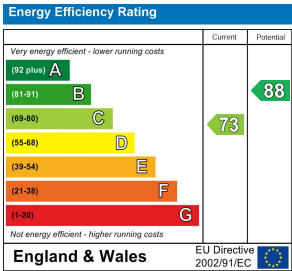
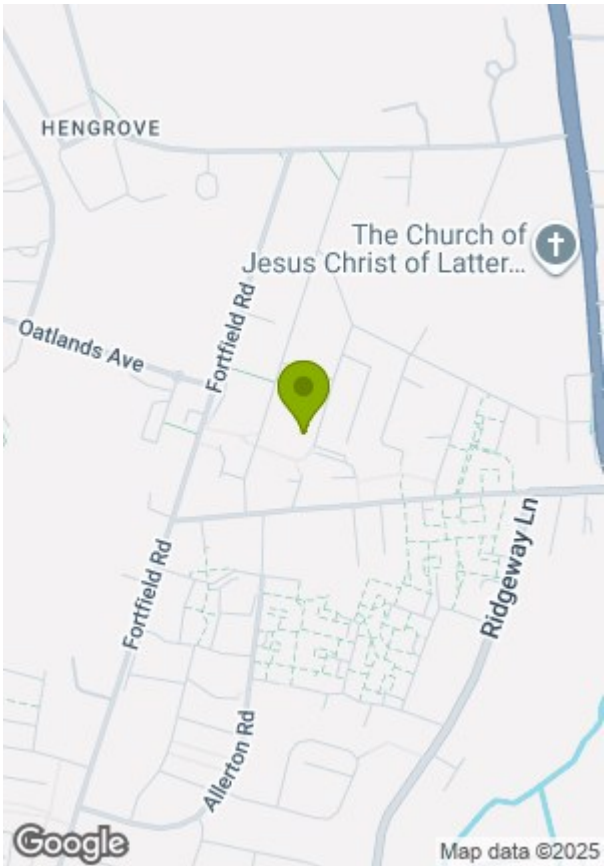


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1381551

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