



Gilda Crescent, Whitchurch

£360,000

- **Energy Rating - D**
- **Open Plan Living**
- **Three Bedrooms**
- **First Floor Shower Room**
- **Driveway Providing Off Street Parking**

- **Extended At The Rear**
- **Beautifully Presented Throughout**
- **Ground Floor Cloakroom**
- **15ft X 14ft Kitchen / Breakfast Room**
- **Gas Central Heating & Upvc Double Glazing**

Welcome to Gilda Crescent, where Greenwood's are thrilled to present a truly standout three bedroom end of terrace home that has been beautifully extended and upgraded to an exceptional standard. If you are looking for a property that blends contemporary style with practical family living, this one is absolutely worth your attention.

The showstopper here is without doubt the rear extension, which has transformed the ground floor into a bright, spacious and sociable open plan kitchen and breakfast room. With its vaulted ceiling, twin Velux windows and patio doors leading straight out to the garden, the space is flooded with natural light. A central breakfast bar creates the perfect hub for family life, and the kitchen itself is superbly appointed with quality appliances including an oven and hob, dishwasher, LG American fridge freezer and LG washing machine both still under warranty.

To the front, the cosy living room offers a calm and comfortable retreat, and there is also a convenient ground floor cloakroom, perfect for guests and everyday family use.

Upstairs you will find three well proportioned bedrooms, all served by a smart family bathroom. The home has also benefited from recent rewiring and a full programme of tasteful improvements, giving it a modern finish throughout that buyers will love.

Outside, a driveway provides valuable off street parking, and the rear garden is easily accessed from the kitchen, making it perfect for summer entertaining.

In summary, this is a fabulous family home that has been thoughtfully extended and impeccably maintained. Stylish, practical and move in ready, exactly the sort of property buyers on Gilda Crescent are hoping to find. Early viewing recommended.

Reception Room 13'3" into bay x 10'7" max (4.04 into bay x 3.25 max)

Dining Room 11'10" x 9'10" (3.63 x 3.00)

Kitchen / Breakfast Room 18'10" max x 14'4" (5.75 max x 4.37)

Ground Floor Cloakroom 6'2" x 2'11" (1.88 x 0.89)

Bedroom One 10'9" x 10'5" (3.28 x 3.2)

Bedroom Two 12'7" min x 11'10" (3.84 min x 3.61)

Bedroom Three 8'0" x 7'4" (2.44 x 2.24)

Shower Room 5'10" x 5'6" (1.8 x 1.7)

Tenure Status - Freehold

Council Tax - Band B



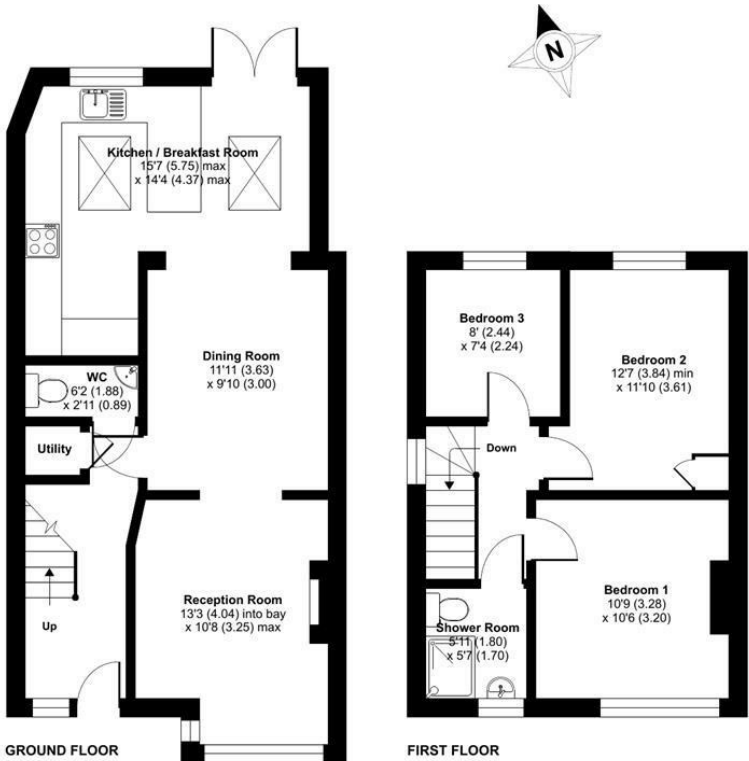




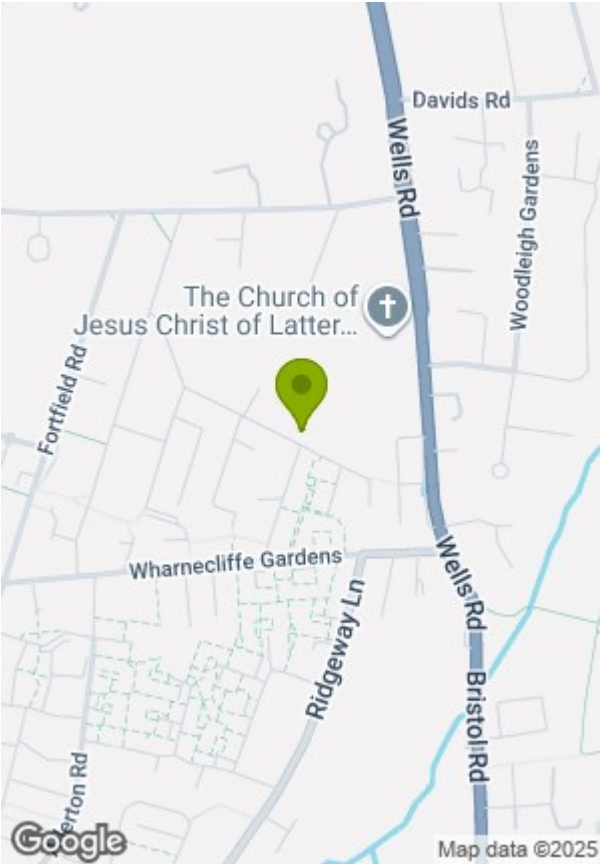


Gilda Crescent, Bristol, BS14

Approximate Area = 941 sq ft / 87.4 sq m
For identification only - Not to scale



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: 1388136



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 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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