



Elizabeth Crescent, Stoke Gifford Bristol BS34 8NZ

welcome to

Elizabeth Crescent, Stoke Gifford Bristol

This super 2 bedroom home benefits from a wonderful location, cul-de-sac position and low maintenance gardens to the front and rear. The property feels very private and is presented to a stylish standard. The living space in particular is superb & leads seamlessly into the well proportioned garden.

Elizabeth Crescent Entrance

The attractive glazed door leads directly into the useful and well presented porch space.

Enclosed Porch

5' 10" max x 3' 6" max (1.78m max x 1.07m max)

The enclosed porch instantly accentuates the feeling of space especially given the 'open' storage where the immersion tank used to be. This leads onward no to the hallway space and stylish open staircase.

Hallway

9' 2" max x 6' 1" max (2.79m max x 1.85m max)

The hallway leads to all further areas and is finished with modern grey wood effect laminate flooring. The space is complete with radiator and pendant light.

Living Room

14' max x 13' 5" max (4.27m max x 4.09m max)

The superb living space is instantly attractive given the full length windows and French doors looking out over the well presented garden. The light and bright space is finished to a good standard and feels modern whilst also homely. Complete with twin spot light clusters, storage units, coving and skirts.

Kitchen

7' 4" max x 8' 6" max (2.24m max x 2.59m max)

The functional kitchen is light and bright looking toward the front aspect. The space includes wall and base units, stainless steel sink and drainer, Bosch oven/electric hob, extractor and space for white goods. Finished with lino easy maintenance flooring.

Stairs Leading To First Floor

Handrail and carpet which continues onto the landing.

Landing

6' 6" max x 3' 1" max (1.98m max x 0.94m max)

Spacious and leads to all areas. Ceiling roof access offered here.

Bedroom 1

11' 11" max x 10' 5" max (3.63m max x 3.17m max)

Wow. What is great bedroom. The modern aesthetic is bolstered given the light from the windows to the front aspect. The bedroom offers plenty of room for additional storage and further benefits from two very well proportioned built-in cupboards.

Bedroom 2

9' 5" max x 7' 4" max (2.87m max x 2.24m max)

The second bedroom is also well proportioned and benefits from the garden outlook. Finished with wooden laminate flooring and is currently used as a spacious nursery.

Family Bathroom

6' 4" max x 6' 3" max (1.93m max x 1.91m max)

The family bathroom is complete with bath and shower over, basin over vanity, WC and extractor with window to the rear aspect. The space is finished with a ceiling light and marble effect luxury lino flooring.

External Garden

34' max appx x 16' 10" max appx (10.36m max appx x 5.13m max appx)

Low maintenance and attractive garden perfect for enjoying the outside world. The space is inherently linked to the building via the sitting room creating a real feel of 'inside-outside' living. Finished with artificial grass and paved sections with herbaceous borders. Further rear access located here. We have



been advised by the vendor that the garden is West facing and the orientation allows for plenty of sun broadly from mid mornings onwards.



Garage

18' max x 7' 10" max (5.49m max x 2.39m max)

Well proportioned garage with up-and-over door plus allocated space in front.

Agents Notes

The vendor has notified us that the windows and doors are approximately 3 years old and that the boiler is also approximately three years old.



view this property online allenandharris.co.uk/Property/STG107122



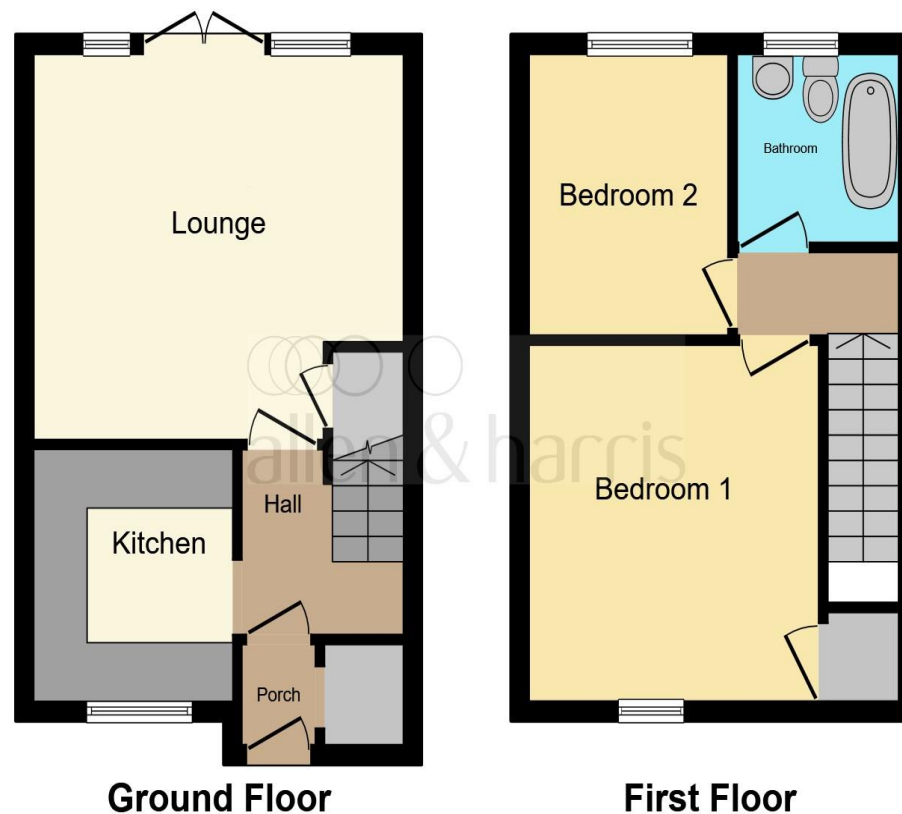
welcome to

Elizabeth Crescent, Stoke Gifford Bristol

- 2 Bedroom End of Terrace House
- Desirable Stoke Gifford Location
- Garden to Rear and Space to Front
- Presented to a Modern and Stylish Standard
- Adjacent Well Proportioned Garage

Tenure: Freehold EPC Rating: E

£275,000



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

view this property online allenandharris.co.uk/Property/STG107122



Property Ref:
STG107122 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



allenandharris.co.uk