

**Kelbra Crescent,  
Bristol, BS36 2TS**

**PRICE: £325,000**

## Property Features

- End of Terrace Home
- 3 Bedrooms
- Cloakroom
- Kitchen/Dining Room
- Off Street Parking
- No Onward Chain
- **MUST BE VIEWED**



## Full Description

This one is genuinely nestled away in the charming village of Frampton Cotterell, this delightful end-terrace house on Kelbra Crescent offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family

Frampton Cotterell is known for its friendly community atmosphere and offers a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to Bristol city centre, making it an excellent choice for commuters.

### Entrance Hall

Door hallway with double glazed window to side, radiator and Doors to:

### Cloakroom

Double glazed obscure window to front, suite comprising of a low-level WC, vanity hand wash basin with storage underneath, tiled splashback and radiator.

### Living Room

15'7" x 14'5" (4.76m x 4.4m)

Double glazed window to front, double radiator, single radiator, fireplace with electric fire, stairs rising to 1st floor landing, door to;



### Kitchen/Dining Room

14'5" x 8'3" (4.4m x 2.53m)

Double glazed window to rear, double glazed French doors to rear garden, kitchen comprising of a range of wall and base units with work surface over, integrated hob, oven and extractor and space for washing machine and space for undercounter fridge, tiled splashback, cupboard housing wall mounted Potterton boiler, double radiator and under stairs storage cupboard.

### Landing

Double glazed window to side, access to loft and doors to

### Bedroom 1

13'4" x 8'3" (4.06m x 2.51m)

Double glazed window to front, radiator and fitted wardrobes with hanging and shelving space.

### Bedroom 2

10'8" x 8' (3.25m x 2.44m)

Double glazed window to rear and radiator.

### Bedroom 3

7'1" x 6' (2.16m x 1.83m)

Double glazed window to front, radiator and over stairs airing cupboard housing hot water tank.

### Bathroom

Double glazed obscure window to rear, suite comprising of a panelled bath with electric shower over, low level WC, vanity hand wash basin. Part tiled walls & radiator, shaver point, extractor fan and tiled splashback.

### Off Street Parking

Overlooking trees and shrubs to front with offstreet parking for two cars.

### Rear Garden

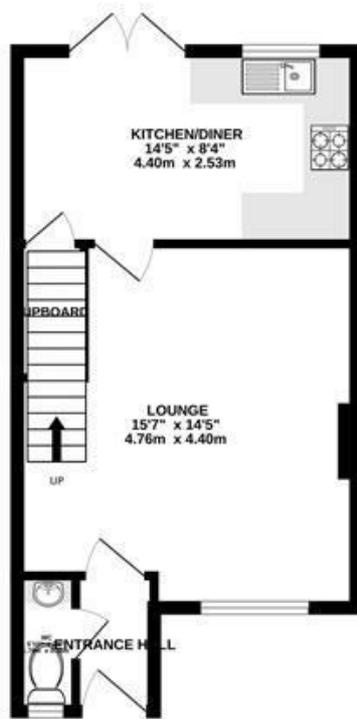
Mainly laid to patio and lawn with borders enclosed by fencing with shed and side access.



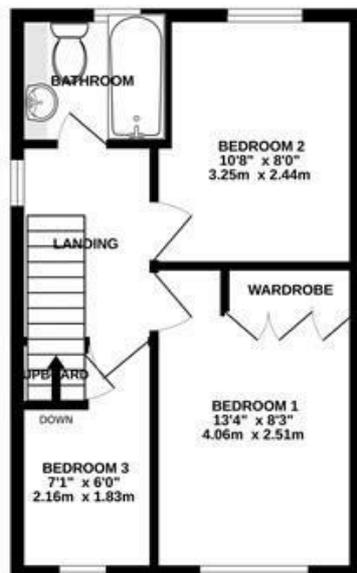
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

GROUND FLOOR



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements