



**Green Crescent,
Bristol, BS36 2FG**

**PRICE: Offers In
Excess Of £350,000**

Property Features

- Semi Detached House
- Three Bedrooms
- En-Suite to Master Bedroom
- Refitted Kitchen/Dining Room
- Cloakroom
- Enclosed Rear Garden
- Garage With Electric Roller Door
- Immaculately Presented Throughout
- Early Viewing Recommended

Full Description

Entrance Hall

Radiator, tiled flooring.

Cloakroom

Double glazed obscure window to the front, pedestal wash hand basin, low level w.c., radiator, tiled flooring, extractor fan, wall mounted fuse box.

Lounge

17'7 x 15'1 (5.36m x 4.60m)

Double glazed window to the front, stairs rising to the first floor landing, Karndean flooring, smoke detector, dado rail, two radiators.

Kitchen/Dining Room

15' x 9' (4.57m x 2.74m)

Double glazed window to the rear, double glazed French doors to the rear, fitted with a range of wall and base units with work-surfaces over and matching up-stands, Karndean flooring, integrated dishwasher, integrated fridge, integrated freezer, integrated washing machine, Belfast sink with mixer tap over, built in electric oven and induction hob with extractor over, radiator, space for dining table, under stairs storage cupboard.

Landing

Built in airing cupboard, smoke detector, access to the loft space, dado rail.

Bedroom One

11'9 x 8'6 (3.58m x 2.59m)

Double glazed window to the front, radiator, recess area with hanging space.



En-Suite
Built in shower cubicle with shower over, pedestal wash hand basin, tiled splash-backs, low level w.c., laminate flooring, vanity wash hand basin, extractor, radiator, shaver point.

Bedroom Two
10'2 x 8'6 (3.10m x 2.59m)
Double glazed window to the rear, radiator.

Bedroom Three
8'8' x 6'3 (2.64m' x 1.91m)
Double glazed window to the front, fitted wardrobes with hanging space and shelving, radiator.

Bathroom
Double glazed obscure window to the rear, panelled bath, pedestal wash hand basin, low level w.c., tiled flooring, shaver point, extractor.

Garage
With electric roller door, double glazed French doors to the side, fitted with wall and base units with work-surfaces over, space for fridge/freezer, space for tumble dryer, power and lighting.

Parking
Block paved in front of the garage providing off street parking for 2/3 vehicles.

Rear Garden
Enclosed rear garden, paved patio area, side access gate, lawned area, planted borders.

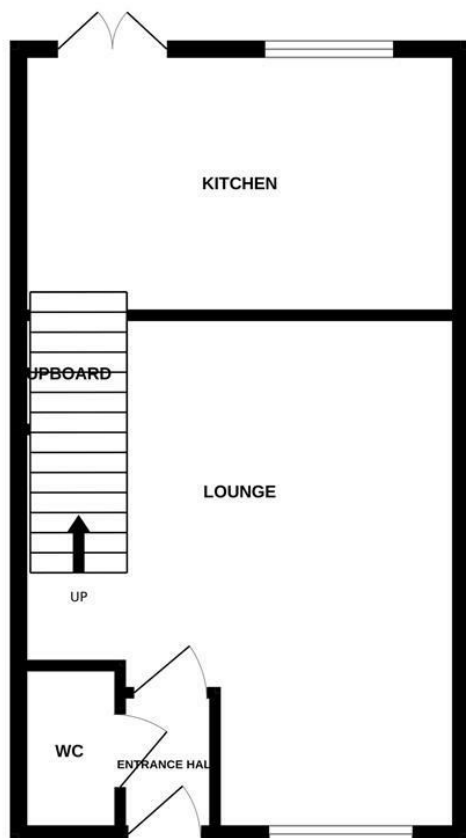
Front
Path to front door, planted areas, side access gate leading to the rear garden.



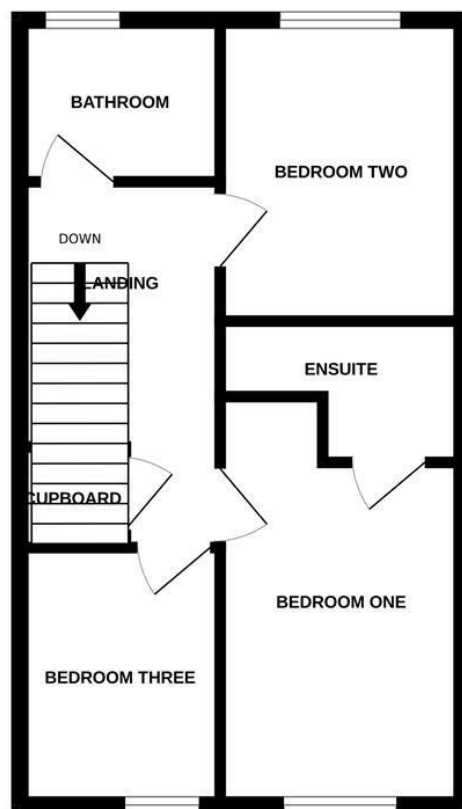
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC

GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.
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 are 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