



## 74 Allerton Crescent, Bristol, BS14 9PX

**£345,000**

We are pleased to present this semi-detached property that offers a fantastic opportunity for those looking to create their dream home. The property is in need of modernising, allowing you to put your own stamp on it and create a space that suits your needs and preferences.

Upon entering the property, a porch leading to the sitting room, with archway to the separate dining room with French doors to the rear garden. The property also boasts a good-sized kitchen, perfect for those who enjoy cooking and entertaining and a handy downstairs WC. Moving upstairs, there are three bedrooms, offering comfortable accommodation for a growing family or those needing space for a home office or guestrooms.

The property features a bathroom, providing all the necessary facilities for everyday convenience. The energy performance certificate rating of D ensures that the property is energy efficient, helping to reduce utility bills and environmental impact. The council tax band C offers affordable rates for potential buyers.

## Entrance Porch

### Sitting Room

13'6" x 12'8" (4.12 x 3.88)



## Ground Floor WC



## Dining Room

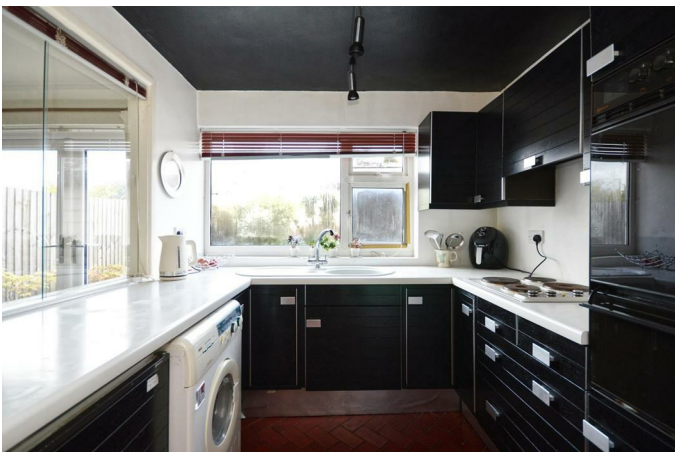


## First Floor Landing



## Kitchen

11'7" x 8'0" (3.55 x 2.45)



## Bedroom One

12'8" x 10'9" (3.88 x 3.29)



### Bedroom Two

11'6" x 10'8" (3.52 x 3.26)



### Outside



### Garage

23'3" x 10'2" (7.10 x 3.10)

### Bedroom Three

9'4" x 6'10" (2.87 x 2.10)



### Bathroom

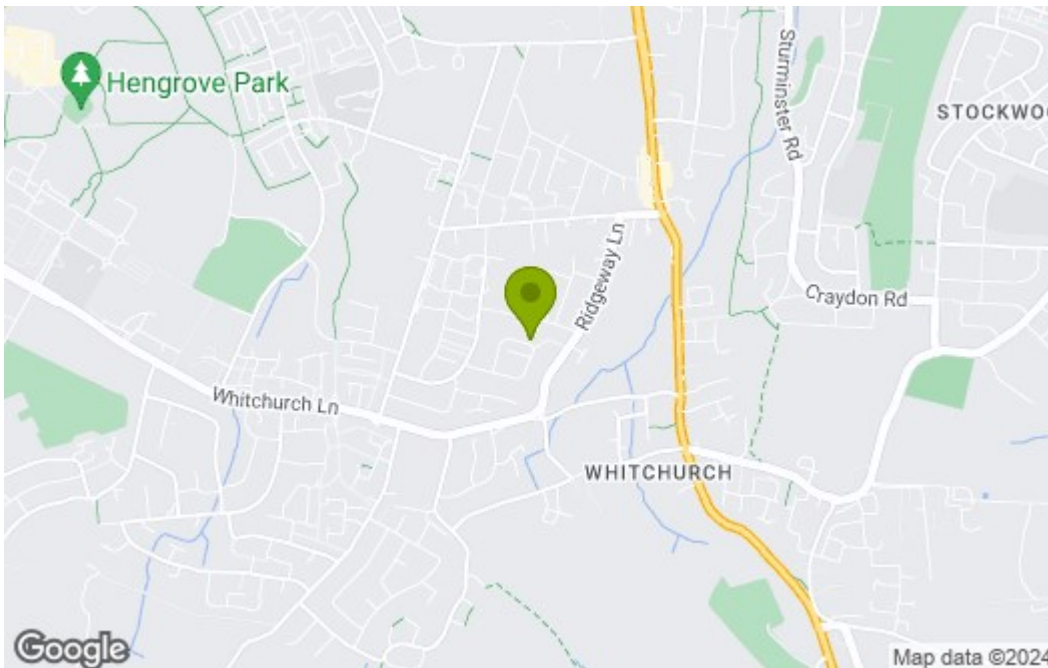
7'6" x 6'2" (2.31 x 1.89)



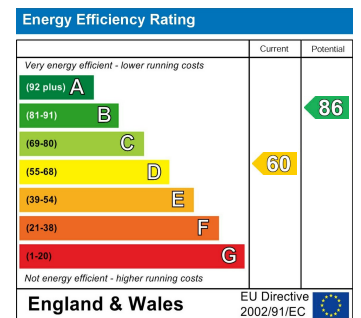
## Floor Plan



## Area Map



## Energy Efficiency Graph



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