



74 Allerton Crescent, Bristol, BS14 9PX

£315,000

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

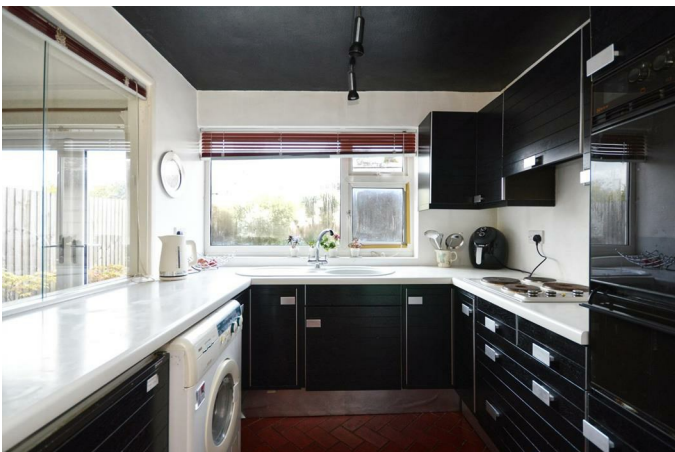


First Floor Landing



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

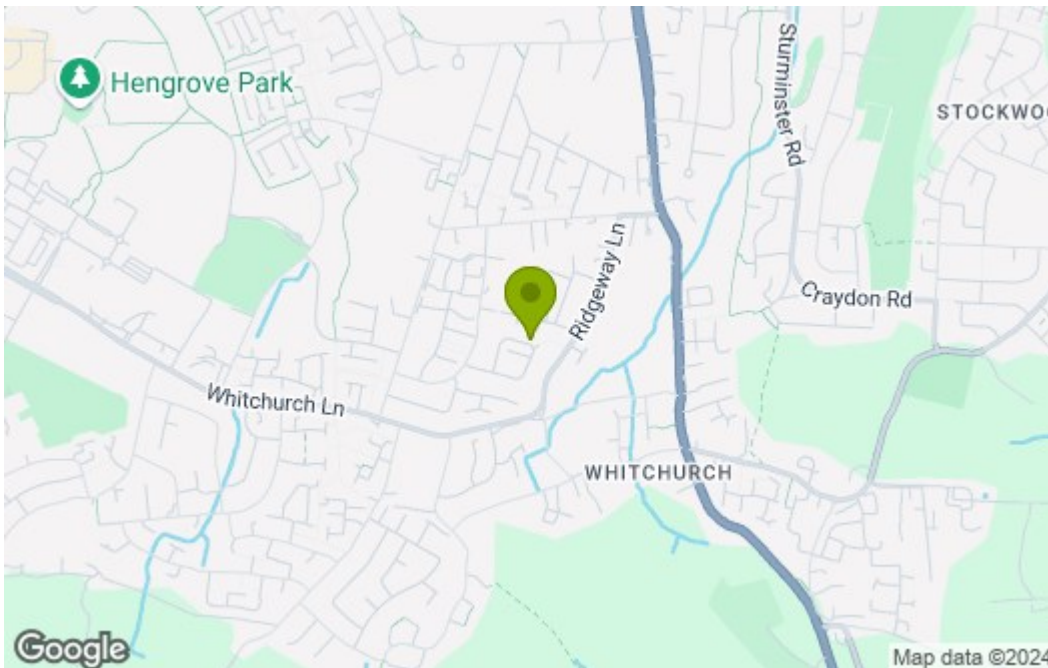
7'6" x 6'2" (2.31 x 1.89)



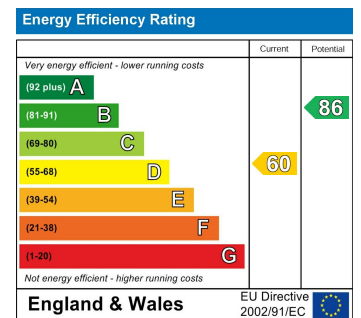
Floor Plan



Area Map



Energy Efficiency Graph



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