



## 95 Swanmoor Crescent, Bristol, BS10 7EU

**£275,000**

Conveniently located, close to Brentry Primary plus with the amenities of Cribbs Causeway nearby, this terraced home offers well proportioned accommodation and a fabulous mature rear garden enjoying an open aspect to the rear. In brief the accommodation comprises an entrance hallway, a sitting room with large bay which leads through to the dining room with doors opening to the rear and a good sized kitchen. To the first floor are two double bedrooms and a good sized single plus the bathroom which has been adapted to a wet room. There is also a shared alleyway allowing access to the rear without entering the house. In need of general updating and offered for sale with the benefit of no onward chain worries, an internal viewing is recommended.

### Hallway

10'4 x 6' (3.15m x 1.83m)

### Sitting Room

12'8 x 11'7 (3.86m x 3.53m)



### Dining Room

10' x 8'8 (3.05m x 2.64m)



### Kitchen

9'11 max x 8'7 (3.02m max x 2.62m)



### Landing

7'7 x 6'8 (2.31m x 2.03m)



### Master Bedroom

17'2 x 9'1 (5.23m x 2.77m)



### Bedroom Two

13'5 x 9'11 (4.09m x 3.02m)



### Bedroom Three

10'6 x 6'11 (3.20m x 2.11m)



### Shower Room

6'8 x 5'6 (2.03m x 1.68m)



### Rear Garden



### Rear Elevation

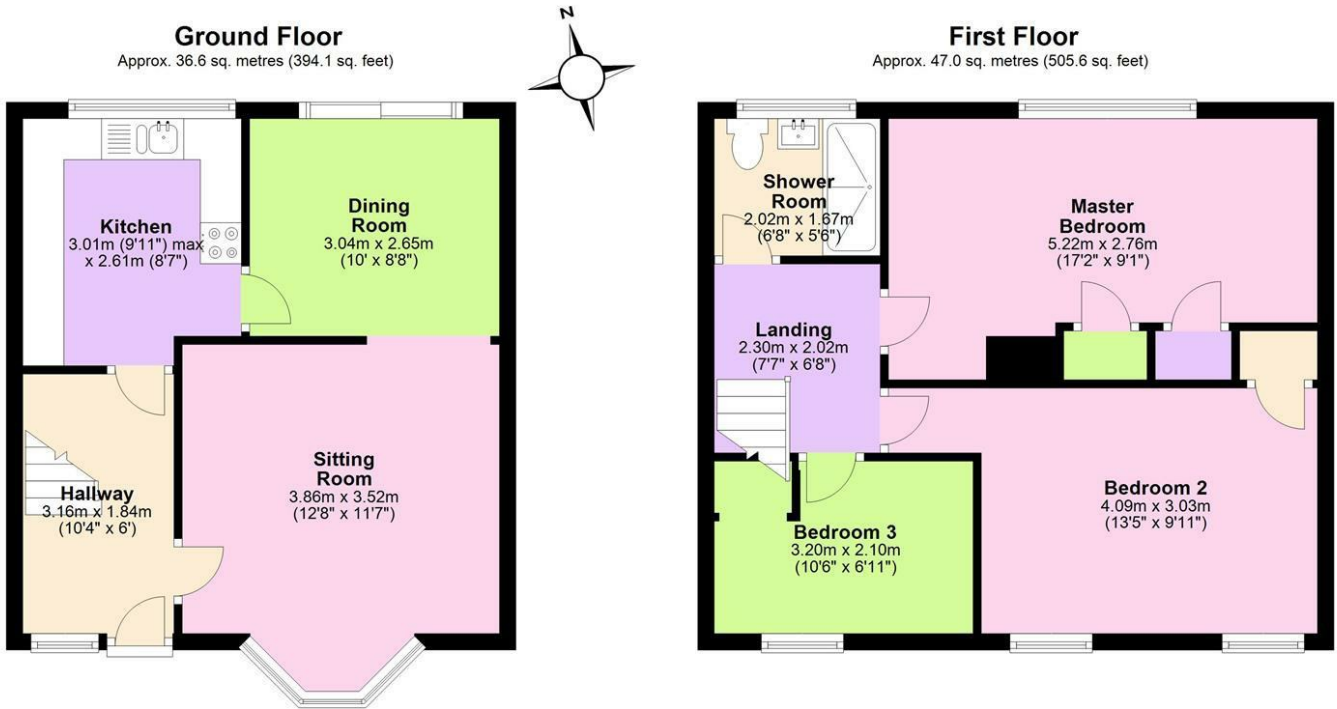


### General

The property is laing easiform construction, mortgages are available but a discussion with your broker is recommended.

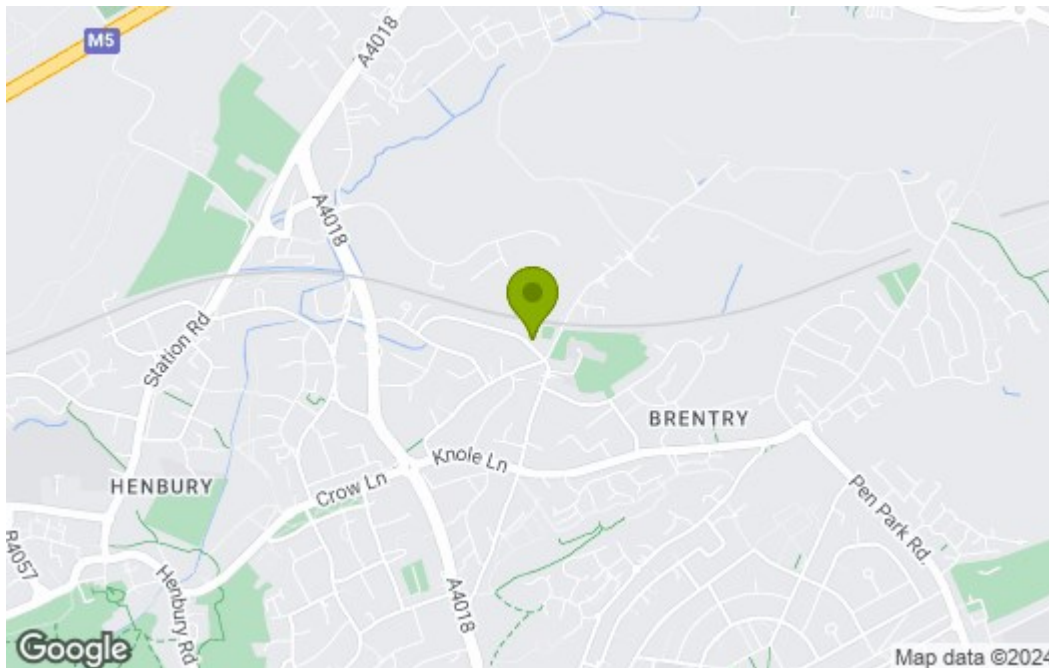
There is a goods train line to the rear of the property.

# Floor Plan



Total area: approx. 83.6 sq. metres (899.7 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.