



45 Gilda Crescent, Bristol, BS14 9LE

£274,400

A beautifully presented and well extended home with TWO DOUBLE BEDROOMS. A generous and WELL EXTENDED GROUND FLOOR ACCOMMODATION providing a spacious sitting / dining room and a separate kitchen / breakfast room. The good size rear garden also has REAR ACCESS. Plus a DRIVEWAY to the front. Well maintained by the current owners, a Worcester combination boiler installed in October 2019 and serviced annually. The roof was overhauled with new felt, batten and insulation in 2020. Upvc double glazed. Presented to a high standard throughout is this deceptively spacious home which would be perfect for first time buyers. Excellent location with good access to local schools, shops and bus route to Bristol City Centre. Call the Eveleighs Witchurch Team for further information.

Entrance Porch

Hallway



Bedroom One

12'5" x 11'0" (3.79 x 3.36)



Sitting / Dining Room

21'1" x 15'9" (6.44 x 4.82)



Bedroom Two

9'7" x 8'11" (2.93 x 2.72)



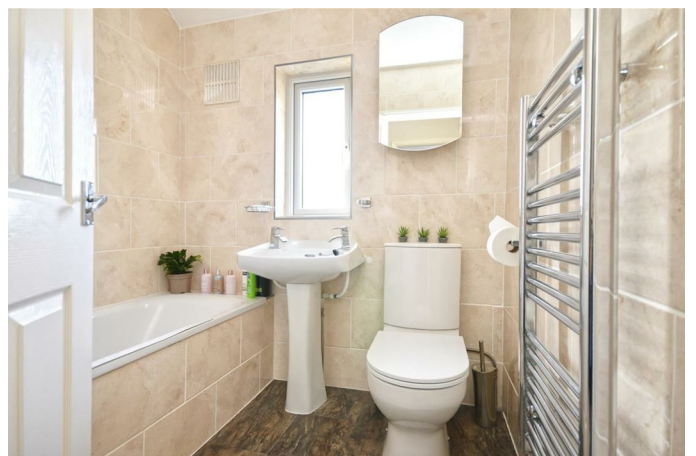
Kitchen / Breakfast

12'4" x 11'11" (3.76 x 3.64)



Bathroom

6'3" x 5'8" (1.93 x 1.75)

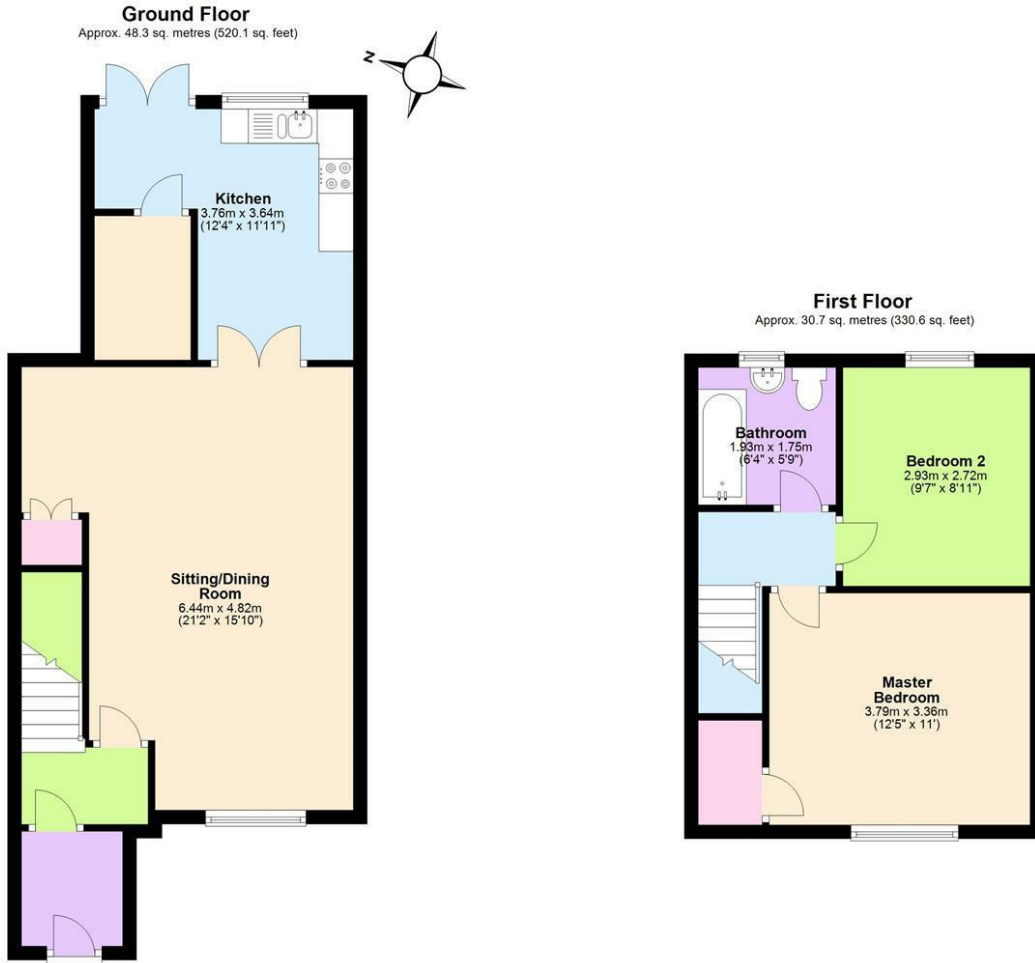


First Floor Landing

Outside

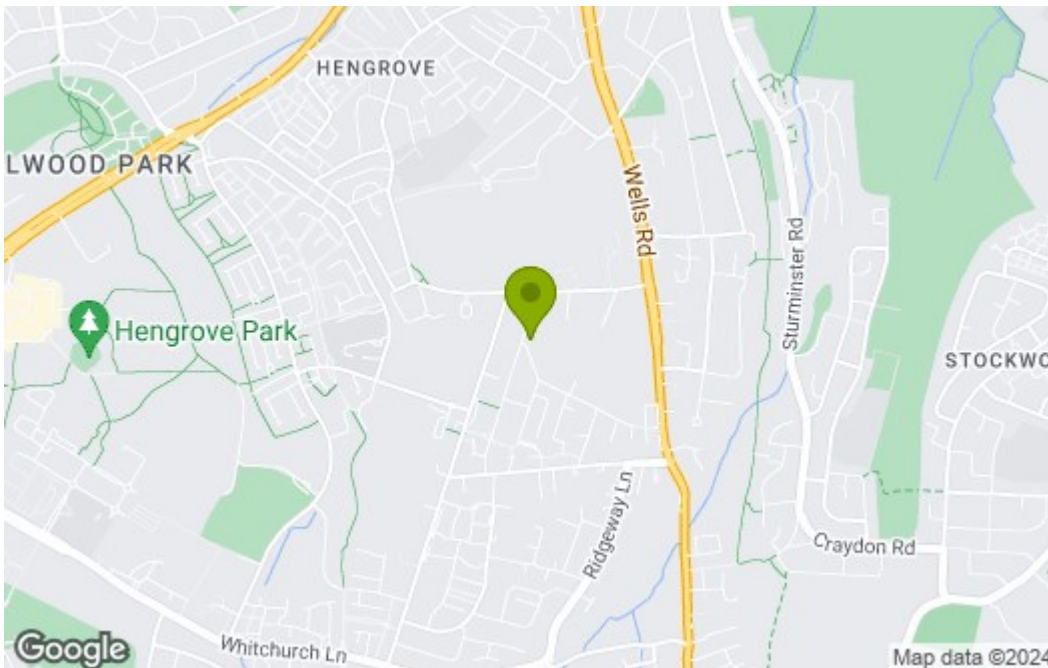


Floor Plan

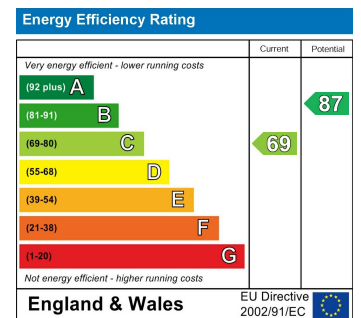


Total area: approx. 79.0 sq. metres (850.7 sq. feet)
45 Gilda Crescent, Bristol

Area Map



Energy Efficiency Graph



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