



- NO ONWARD CHAIN
- Front & Rear Garden
- Kitchen/Diner
- Rewired 2019
- Three Bedroom Home
- Garage
- Family Bathroom & WC
- New Boiler 2019

**\*\*NO ONWARD CHAIN\*\*** This refurbished home offers plenty inside and out, with three bedrooms, family bathroom, cloakroom WC, contemporary kitchen diner, ample storage, with front and rear gardens with stand alone garage.

To the ground floor is the spacious living room with custom built media wall, profiting built in storage cupboards. The room is the perfect space for relaxing at the end of the day, access is also provided to the garden.

To the rear of the property is the modern kitchen diner, a brilliant spot for hosting friends and family, benefitting integrated appliances and solid oak work tops.

There is no shortage of storage at this home with two stores to the ground floor, the largest of which could be used as a utility room if required.

Completing the ground floor is the ever-useful cloakroom WC, ideal for a growing family.

Upstairs are three well proportioned bedrooms, the largest two are comfortable doubles with the master bedroom having built in storage too.

The third bedroom is perfect for a home office, gaming room or nursery, a versatile space suitable for many needs.

The family bathroom is contemporary in style, comprising a white three piece suite, featuring overhead shower that is tiled to the ceiling with vanity unit and toilet.

Externally this home stands out with front and rear gardens, both low maintenance with newly laid patio.

The property is within close proximity to Filwood Park football & playing fields whilst also close to several other large green spaces, such as the Northern Slopes. From here, you are well connected to the city. Bristol City Centre is approximately 2.5 miles away, with regular bus services. Closer still is Bristol Temple Meads and the Temple Quay business district, making this location convenient for many. Additionally, Bedminster, Imperial Park, and Knowle offer a good selection of shops and amenities for those who prefer not to travel into the city centre.

Living Room 15'4" x 10'7" (4.68 x 3.24)

Kitchen/Breakfast Room 18'2" x 9'5" (5.56 x 2.88)

Bedroom One 16'4" x 9'7" (4.98 x 2.93)

Bedroom Two 12'10" x 9'7" (3.92 x 2.93)

Bedroom Three 9'2" x 6'5" (2.80 x 1.98)

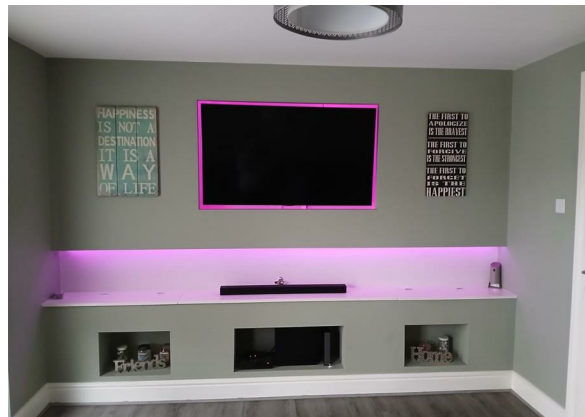
Bathroom 6'10" x 6'4" (2.1 x 1.95)

WC

Garage 16'1" x 8'0" (4.91 x 2.45)

Store One 6'5" x 6'5" (1.97 x 1.96)

Store Two 5'7" x 3'4" (1.72 x 1.04)

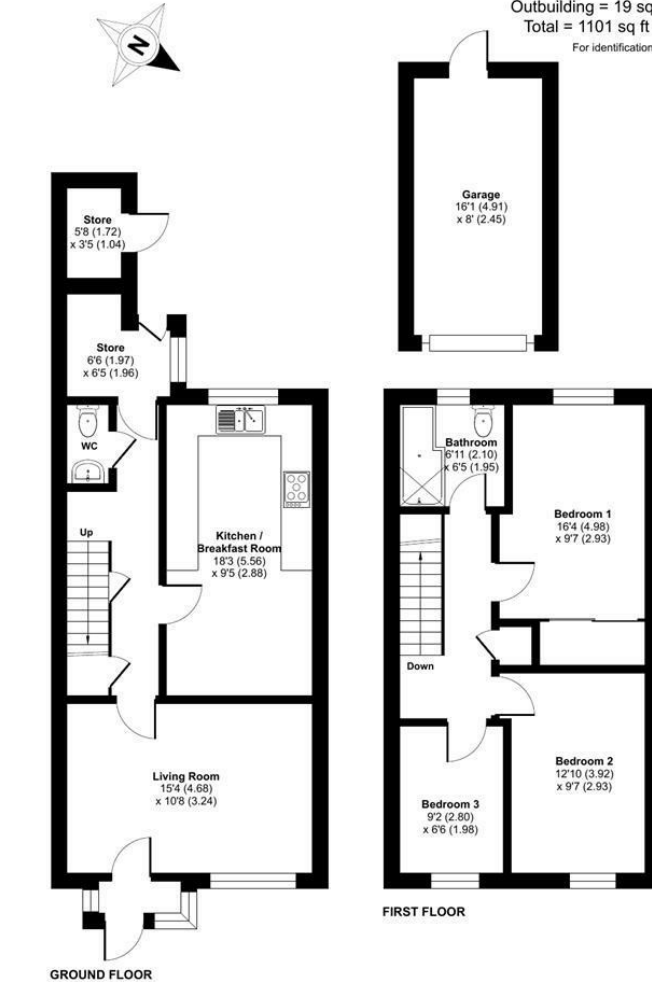




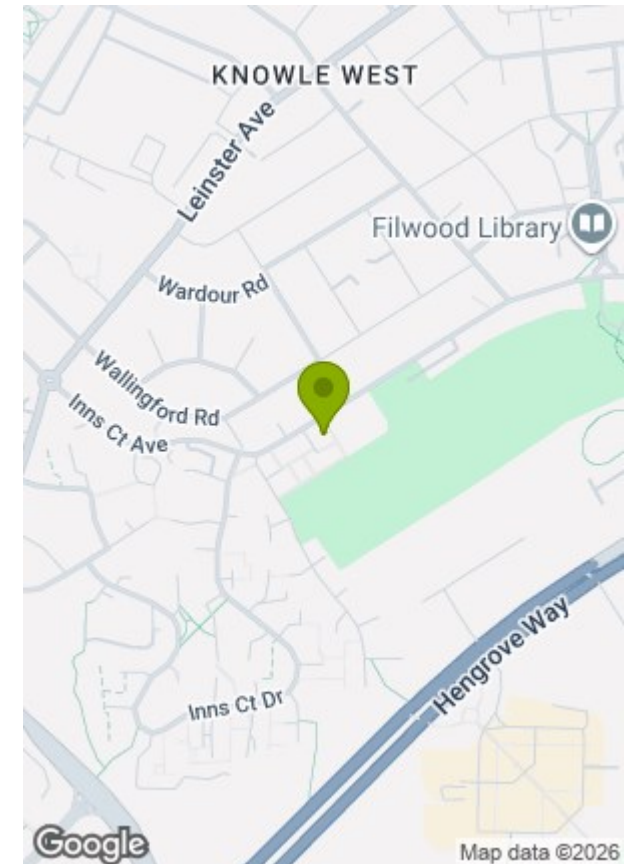
## Creswicke Road, Bristol, BS4

Approximate Area = 953 sq ft / 88.5 sq m  
 Garage = 129 sq ft / 11.9 sq m  
 Outbuilding = 19 sq ft / 1.7 sq m  
 Total = 1101 sq ft / 102.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. GREENWOODS SALES • LETTINGS • COMMERCIAL



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
	<b>82</b>		
	<b>60</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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