

**Mount Crescent,
Bristol, BS36 1HL**

**PRICE: Price Guide
£325,000**

Property Features

- Semi Detached Home
- 4 Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Cloakroom
- Off Street Parking
- Cul-de-Sac Location
- NO CHAIN

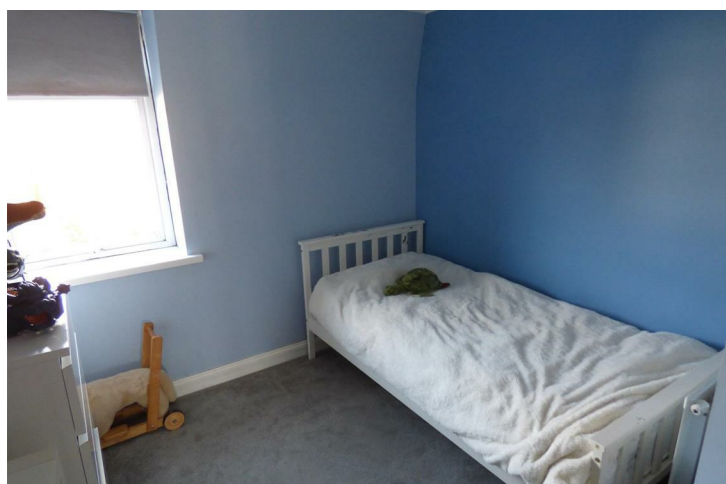
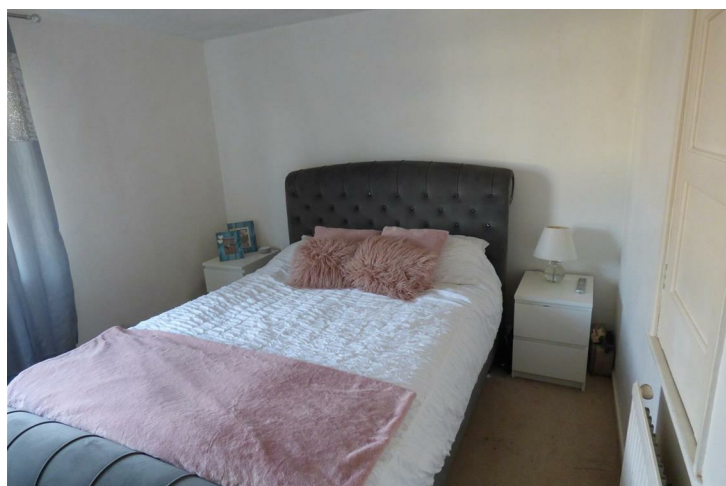
Full Description

Situated at the beginning of the cul-de-sac Mount Crescent, Winterbourne, Bristol, this semi-detached house offers a perfect blend of comfort and space. Built in circa 1950, the property provides modern living conveniences. This home features a living room, ideal for both relaxation and entertaining guests. Additionally the Kitchen/Breakfast room offers great space and complimented by the downstairs cloakroom.

The property boasts four bedrooms, making it an excellent choice for families or those seeking extra space for guests or a home office. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout the house.

The location in Winterbourne is particularly appealing, offering a peaceful residential setting while still being conveniently close to local amenities, schools, and transport links. This makes it an ideal spot for those who appreciate a community feel without sacrificing accessibility to the vibrant city of Bristol.

This semi-detached house on Mount Crescent presents a wonderful opportunity for anyone looking to settle in a desirable area. Whether you are a growing family or simply in search of a comfortable home, this property is sure to meet your needs and exceed your expectations.



Entrance Hall

Doors to::

Cloakroom

Suite comprising Low Level W.C.

Living Room

14'9" x 10'0" (4.50m x 3.05m)

Front aspect. Radiator.

Kitchen/Breakfast Room

21'3" x 11'3" (6.48m x 3.44m)

Garden aspect.

Lean to

19'11" x 6'6" (6.09m x 2.00m)

Door opening to rear garden

Landing

Doors to

Master Bedroom

11'11" x 10'1" (3.65m x 3.09m)

Front aspect

Bedroom 2

10'5" x 8'11" (3.20m x 2.73m)

Garden aspect. Double wardrobe cupboard.

Bedroom 3

9'9" x 8'8" (2.99m x 2.66m)

Front aspect.

Bedroom 4

9'6" x 6'1" (2.90m x 1.87m)

Rear aspect.

Bathroom

Front Garden & Parking

Off street parking for several vehicles.

Rear Garden

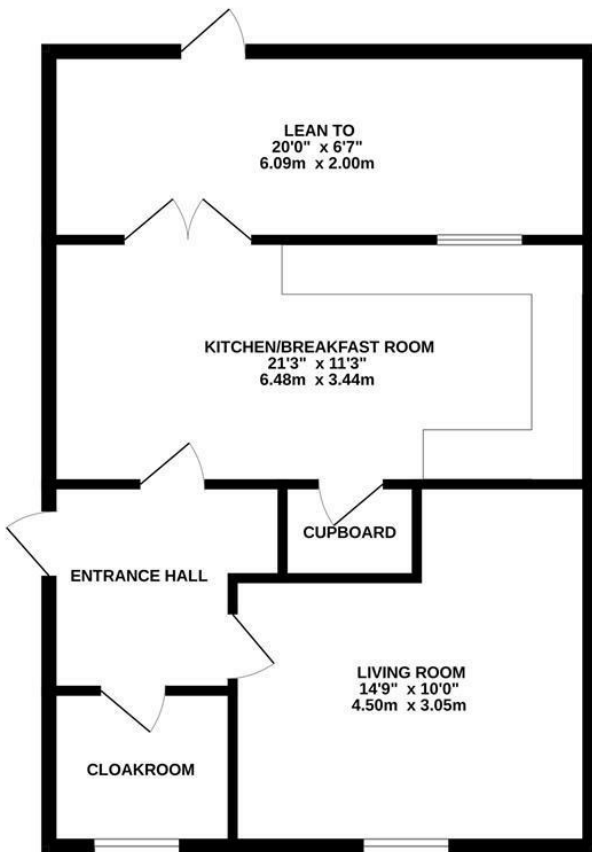
Enclosed gardens



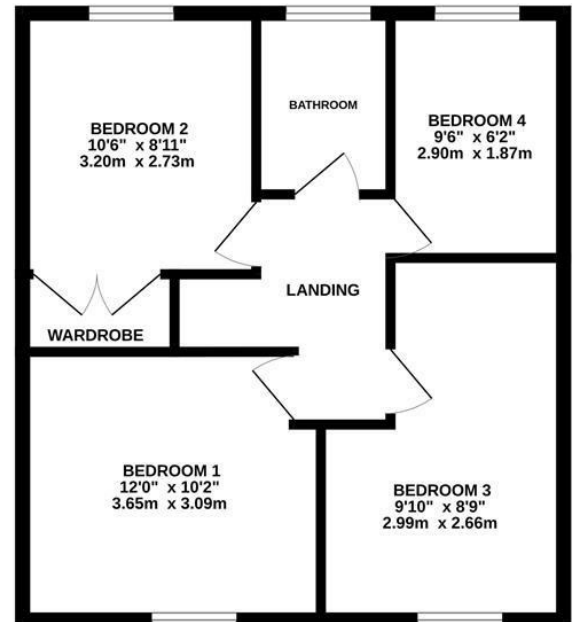
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements