





- **Energy Rating - C**
- **Two Double Bedrooms**
- **No Onward Chain**
- **Off Street Parking**

- **End Of Terrace House**
- **Potential To Easily Create A Third Bedroom**
- **Cul-De-Sac Location**
- **Requires Updating**

## A Fantastic Opportunity in a Peaceful Whitchurch Cul-de-Sac

Tucked away in a quiet cul-de-sac just off Gilda Crescent, this two-bedroom end of terrace home offers a wonderful opportunity for buyers looking to make their mark. Available with no onward chain, it's ideal for first-time buyers, or downsizers.

The accommodation offers a practical layout and would now benefit from some updating - reflected in the realistic asking price. The spacious master bedroom is a real highlight, featuring two windows that flood the room with natural light. With its generous proportions, it could easily be divided by a stud wall to create a third bedroom if desired.

The property has already had several key improvements, including UPVC double glazing (installed circa 2015), gas central heating via a combination boiler (installed circa 2015), and a re-wire completed around the same time.

Outside, the rear garden provides a lovely space to enjoy - ideal for relaxing, entertaining, or a touch of gardening. To the front of the property there is a driveway providing off street parking.

Set in a quiet and convenient location close to local shops, schools, and bus routes, this charming home combines solid fundamentals with fantastic scope to improve - a brilliant blank canvas for those ready to make it their own.

Living Room 13'1" x 9'10"/190'3" (4.00 x 3/58)

Kitchen/Diner 17'11" x 10'0" (5.48 x 3.07)

Bedroom One 14'7" x 10'1" (4.47 x 3.08)

Bedroom Two 13'4" x 11'8" (4.07 x 3.57)

Bathroom 5'6" x 5'4" (1.70 x 1.65)

WC

Tenure - Freehold

Council Tax - Band B









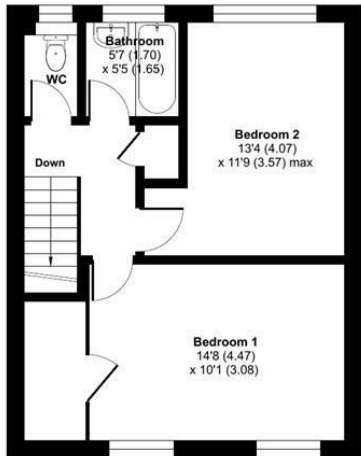




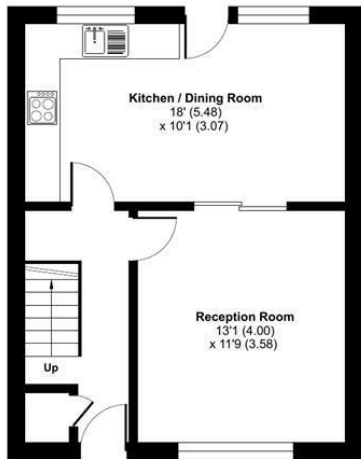


Kylross Avenue, Bristol, BS14

Approximate Area = 858 sq ft / 79.7 sq m  
For identification only - Not to scale

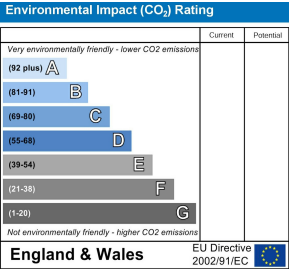
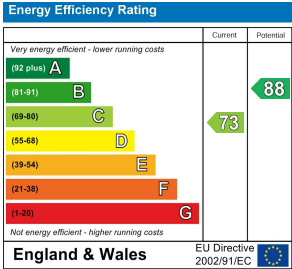
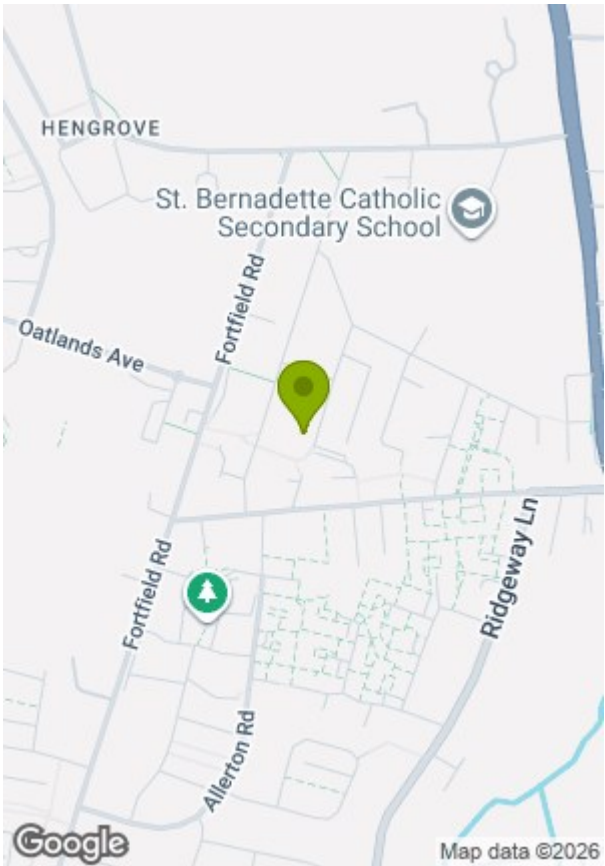


FIRST FLOOR



GROUND FLOOR

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