

for sale

guide price **£280,000** Freehold



## Earlstone Crescent BRISTOL BS30 8HG

WELL PRESENTED TWO/THREE BEDROOM PERIOD HOME. Get into desirable Cadbury Heath with ground floor maisonette, offering versatile accommodation including 18ft open plan Kitchen lounge, 12ft master bedroom, 10ft second bedroom, 11 ft basement room, bathroom, private garden and off road parking.

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- Energy Rating: E
- VENT SYSTEM INSTALLED
- 18FT LIVING ROOM/KITCHEN
- TWO DOUBLE BEDROOMS AND THIRD BASEMENT ROOM
- PRIVATE GARDEN



# Property Details

**Lounge/Kitchen** 18' 5" x 13' 5" ( 5.61m x 4.09m )

**Bedroom One** 12' 4" x 11' 3" ( 3.76m x 3.43m )

**Bedroom Two** 10' x 8' ( 3.05m x 2.44m )

**Basement** 11' 6" x 8' 3" ( 3.51m x 2.51m )

**Private Garden**

**Off Road Parking**





To view this property please contact Connells on

**T 0117 932 8684**  
**E [longwellgreen@connells.co.uk](mailto:longwellgreen@connells.co.uk)**

131 Bath Road Longwell Green  
BRISTOL BS30 9DD

Property Ref: BLG104421 - 0005

Tenure:Freehold EPC Rating: E

Council Tax Band: A

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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