

Earlstone Crescent, Bristol, BS30
 Approximate Area = 860 sq ft / 79.8 sq m
 For identification only - Not to scale

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Get in touch to arrange a viewing!

Like what you see?



33 Earlstone Crescent, Cadbury Heath, Bristol, BS30 8AA

£300,000





Council Tax Band: B | Property Tenure: Freehold

WOW WOW WOW!! Located in the popular cul-de-sac of Earlstone Crescent in Cadbury Heath, Bristol, this well-presented mid-terrace house offers a delightful living experience for families and professionals alike. Boasting three spacious bedrooms, this home is perfect for those seeking comfort and convenience. Upon entering, you are welcomed into a bright and airy lounge/diner, ideal for both relaxation and entertaining. The adjoining kitchen, complete with a utility area, provides ample space for culinary pursuits and everyday living. The modern bathroom is tastefully designed, ensuring a refreshing retreat at the end of the day. Outside, the property features a good-sized rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The front of the house benefits from driveway parking for two vehicles, a valuable asset in this desirable area. Situated close to local schools and amenities, this home is well-connected to the ring road, making commuting and accessing the wider Bristol area a breeze. Don't miss out!



Entrance Hall

Double glazed door to front, stairs to first floor landing, radiator, spotlights, door to lounge/diner.

Lounge/Diner

19'10 x 11'5 max (6.05m x 3.48m max)
Double glazed window to front, two radiators, spotlights, double glazed French doors to rear, wood effect flooring.

Kitchen

11'2 x 9'7 (3.40m x 2.92m)
Double glazed window to rear, double glazed door to rear, wall and base units with worktops over, tiled splash backs, sink and drainer, space for gas cooker, cooker hood, radiator, space for fridge/freezer, wood effect flooring, storage cupboard housing gas combi boiler, spotlights.

Utility Area/Front Porch

9'10 max x 6'7 max (3.00m max x 2.01m max)
Window to front porch, wood effect flooring, radiator, under stairs storage area, wall and base units with worktop over, spotlights, space for tumble dryer, space for washing machine, space for dishwasher, storage cupboard with meters and fuse board, double glazed door to front.

First Floor Landing

Spotlights, loft access (loft with drop down ladder, light and part boarded), storage cupboard with shelves.

Bedroom One

11'7 max x 10'8 max (3.53m max x 3.25m max)
Double glazed window to front, radiator, built in storage cupboard with hanging rail.

Bedroom Two

13'9 max x 9'1 max (4.19m max x 2.77m max)
Double window to rear, radiator.

Bedroom Three

10'8 x 6'6 (3.25m x 1.98m)
Double glazed window to front, radiator.

Bathroom

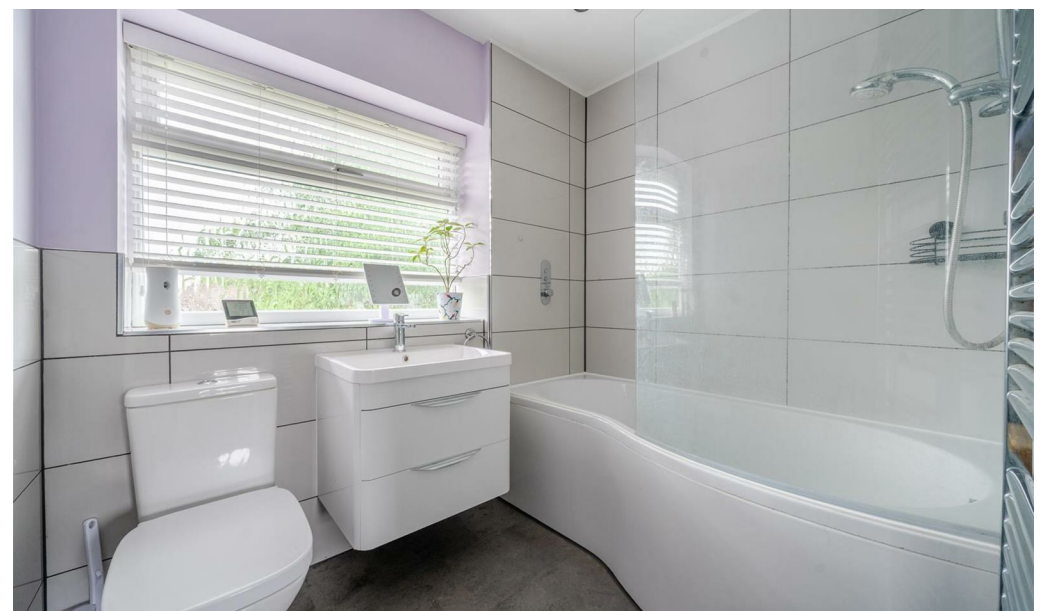
Double glazed window to rear, tiled effect flooring, W.C, vanity wash hand basin, enclosed bath with shower over plus feature ceiling shower head, shower screen, part tiled walls, extractor fan, heated towel rail, spotlights.

Driveway/Front

Laid to gravel, canopy over front door and porch door, hedge, driveway parking for two cars.

Rear Garden

Enclosed garden, patio area, outside tap, gravel, rear patio, shed, astro turf.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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	

