



**South View Crescent,  
Bristol, BS36 2LP**

**PRICE: £375,000**

## Property Features

- Semi Detached Home
- Three Bedrooms
- En-suite & Cloakroom
- Garden & Parking
- Open Aspect to The Front
- Beautifully Presented
- Double Glazing & Gas Central Heating



## Full Description

### Description

An opportunity to purchase a modern three bedroom home in the village of Coalpit Heath.

Upon entering, you are welcomed into a spacious lounge and dining room, the recently modernised kitchen is equipped with contemporary fittings, additionally, the property features a convenient downstairs cloakroom, enhancing the practicality of everyday living.

The master bedroom boasts an en-suite shower room, the remaining bedrooms are versatile and can be adapted to suit your needs, whether as guest rooms, a home office, or children's spaces.

One of the standout features of this property is the lovely open views over the nearby playing field, Outside, there is parking available for one vehicle, ensuring convenience for you and your guests.

This property is sure to attract those looking for a welcoming and stylish residence in Coalpit Heath. Don't miss the opportunity to make this lovely house your new home.

### Entrance Hall

Entrance door to the hallway, tiled flooring, radiator, staircase to the first floor, built in cupboard, door to the cloakroom and door to the lounge/diner.

### Kitchen

12'8" x 8'0" (3.86 x 2.44)

Double glazed window to the front with open aspect, range of fitted wall and base units with granite work surfaces and tiled splashbacks, inset 1.5 bowl stainless steel sink unit with mixer tap, range cooker with stainless steel splashback and cooker hood, integrated dishwasher, integrated washing machine, integrated fridge/freezer, inset spot lights, tiled flooring, double radiator and under unit lighting.



**Lounge/Diner**

17'7" x 15'1" (5.36 x 4.6)

Double glazed sliding patio door and window to the rear aspect, single and double radiator, laminate wood flooring, TV and telephone points, door to the under stairs storage cupboard with light.

**Cloakroom**

Low level WC, pedestal wash hand basin, heated towel rail, extractor fan, tiled flooring and tiled splashbacks.

**Landing**

Access to the loft space (building control plans have been granted for a further bedroom) door to the airing cupboard housing the Combination boiler.

**Bedroom 1**

11'5" x 9'3" (3.48 x 2.82)

Double glazed windows to the front and side, radiator, TV Point, range of fitted wardrobes providing shelving and hanging space, door to the en suite.

**En-Suite Shower Room**

9'2" x 3'2" (2.79 x 0.97)

Tiled shower cubicle, pedestal wash hand basin, low level WC, fully tiled walls and floor, extractor fan, heated towel rail.

**Bedroom 2**

12'8" x 0'0" (3.86 x 0)

Double glazed window to the rear, TV point, and radiator, fitted wardrobes providing shelving and hanging.

**Bedroom 3**

9'1" x 6'3" (2.77 x 1.91)

Double glazed window to the rear and radiator.

**Bathroom**

8'4" x 4'9" (2.54 x 1.45)

Obscure glazed window to the side, modern white suite comprising bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, inset spot lights, tiled walls and floor, extractor fan.

**Front Garden**

The front garden is enclosed by a low boundary wall and has been laid to shingle. There is a pathway leading to the front door.

**Rear Garden**

The rear garden is enclosed and mainly laid to artificial grass, patio and decking with a gated rear access to the parking spaces. There is an outside tap, light and electricity point.

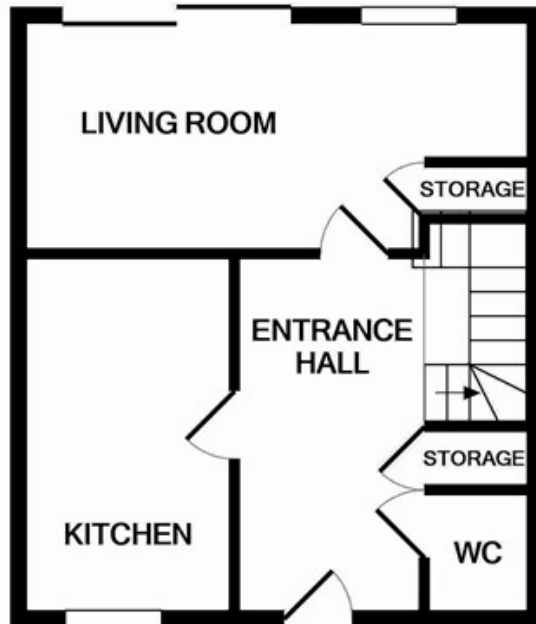
**Parking**

There is off street parking for two vehicles directly behind the property.

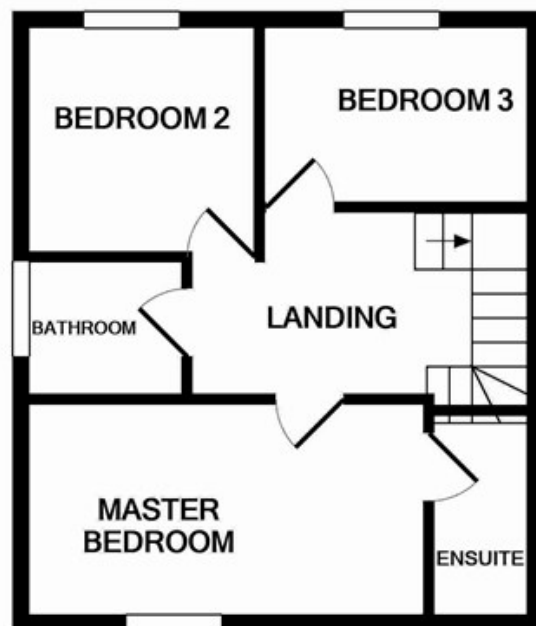


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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