



Connells

Earlstone Crescent  
BRISTOL



### Property Description

Cadbury Heath offers convenient amenities including Gallagher retail park, local shops, cafes and restaurants all within walking distance. Its well connected to Bristol and Bath via public transport and major roads making it ideal for commuters. Nearby you will find good schools for families.

### 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

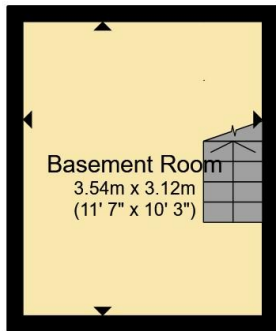
11' 6" x 8' 3" ( 3.51m x 2.51m )

### Private Garden

### Off Road Parking







**Basement Room**  
3.54m x 3.12m  
(11' 7" x 10' 3")

## Basement



**Bedroom 2**  
3.09m x 2.41m  
(10' 2" x 7' 11")

**Lounge/Kitchen**  
3.93m x 3.25m  
(12' 11" x 10' 8")

**Kitchen**  
2.88m x 1.85m  
(9' 2" x 6' 1")

**Bedroom 1**  
4.22m x 4.00m  
(13' 10" x 13' 1")

**Hall**

**Shower Room**  
2.00m x 1.48m  
(6' 7" x 4' 10")

## Ground Floor

Total floor area 65.8 m<sup>2</sup> (708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



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EPC Rating: E Council Tax  
Band: A

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Tenure: Freehold



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