



## **Crispin Way, Bristol, BS15 4SQ**

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE
- EXTENDED KITCHEN/DINING AREA
- MODERN TILED BATHROOM
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- EPC RATING E

M Coleman are delighted to bring to the market this lovely semi-detached house, located in the popular area of Kingswood. Boasting three bedrooms and an extended kitchen/dining room, we are sure this property will be popular with prospective purchasers.

Accessed via a front door at the side, you are welcomed into an entrance hall that gives access to all ground floor rooms. The lounge is located to the front of the property with a large picture window that floods the room with natural light and a feature chimney with space for an electric fire. The extended kitchen/dining area offers a range of modern fitted wall and base units with marble effect worksurfaces. There is space for a Rangemaster style Cooker and under counter space for three further appliance including plumbing for a washing machine. Windows over look the rear garden and a single door gives access to the rear.

The family bathroom is also positioned on the ground floor offering a modern white three piece suite with mains plumbed shower over the bath and fully tiled walls.

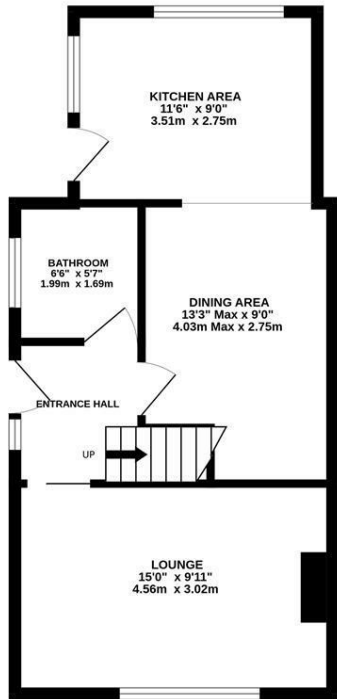
To the first floor are three bedrooms, the principal room benefitting a range of fitted wardrobes and stunning far reaching views towards the East. Bedrooms two and three are both located to the rear of the property with bedroom two also benefitting built in cupboard housing a gas fired combination boiler.

The rear garden faces a westerly aspect benefitting afternoon and evening sun. Set over several tiers, the garden offers various seating areas, a lawn and large shed to the rear. Secure pedestrian gates give access to the rear and side.

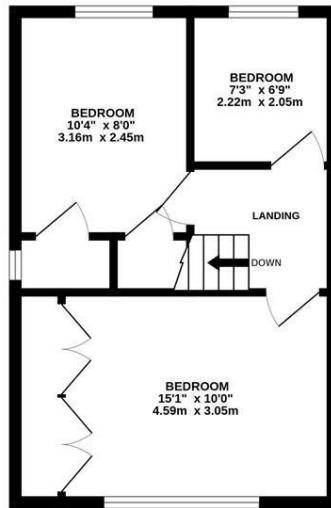
The front of the property, there is off street parking for one vehicle, with steps up to the front door,

This properties location is very good for local primary and secondary schools and transport links into the city centre, A4174, M32, M4 & M5 motorway networks.

GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

































