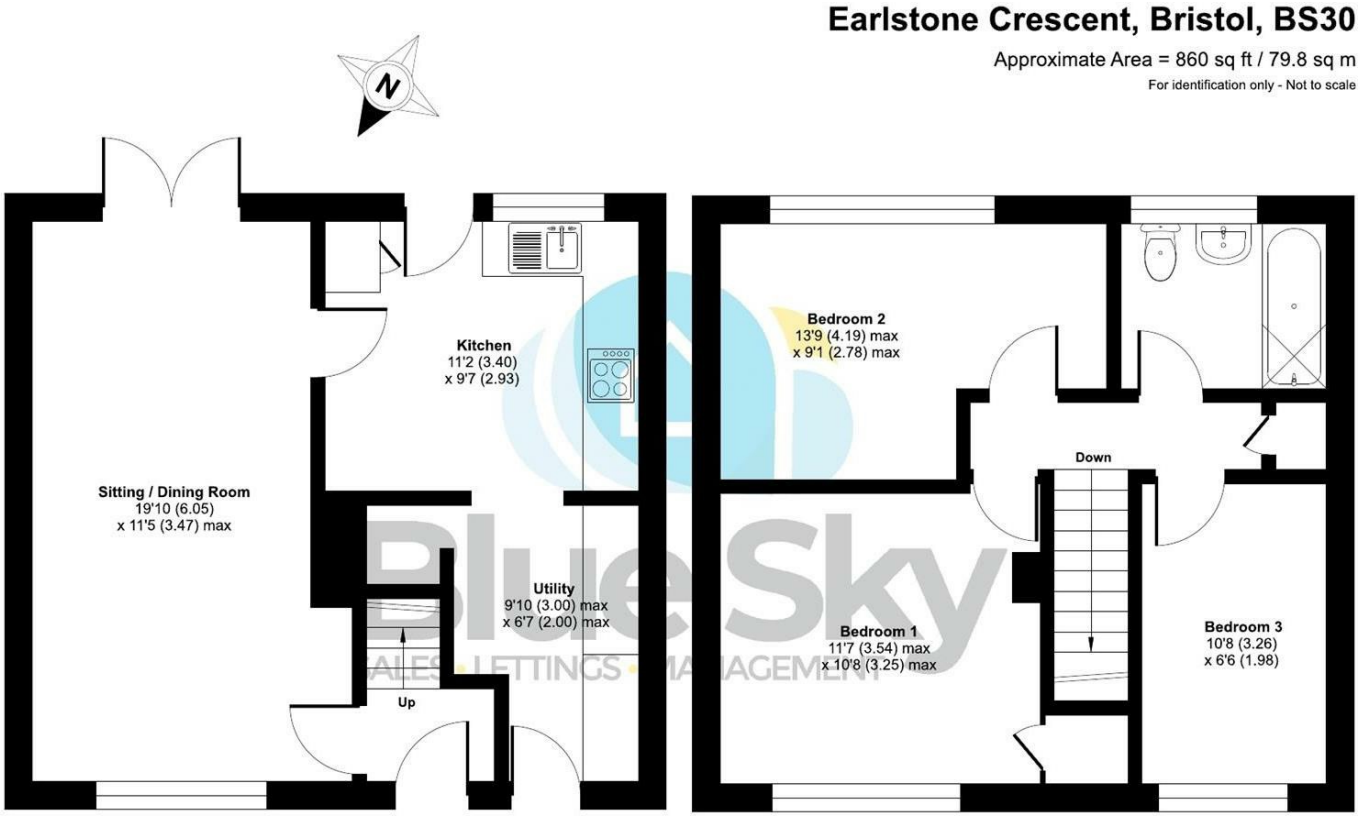
33 Earlstone Crescent, Cadbury Heath, Bristol, BS30 8AA

£299,950

Earlstone Crescent, Bristol, BS30

Approximate Area = 860 sq ft / 79.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1464760

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The Important Bit!
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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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.

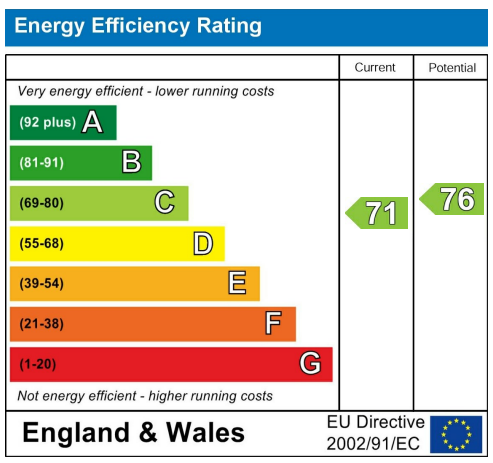
Bedroom Three
10'8 x 6'6 (3.25m x 1.98m)
Double glazed window to front, radiator.

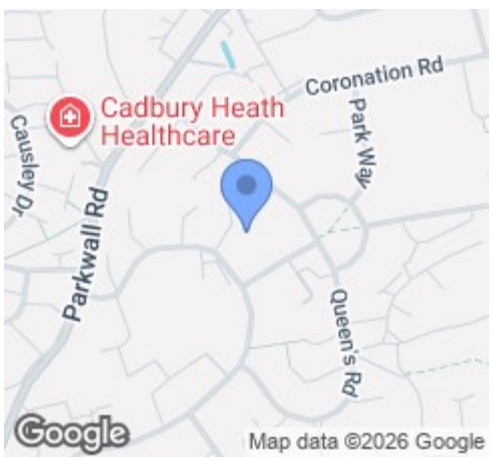
Bathroom
Double glazed window to rear, tiled effect flooring, W.C, vanity wash hand basin, enclosed bath with shower over plus feature ceiling shower head, shower screen, part tiled walls, extractor fan, heated towel rail, spotlights.

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.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.





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