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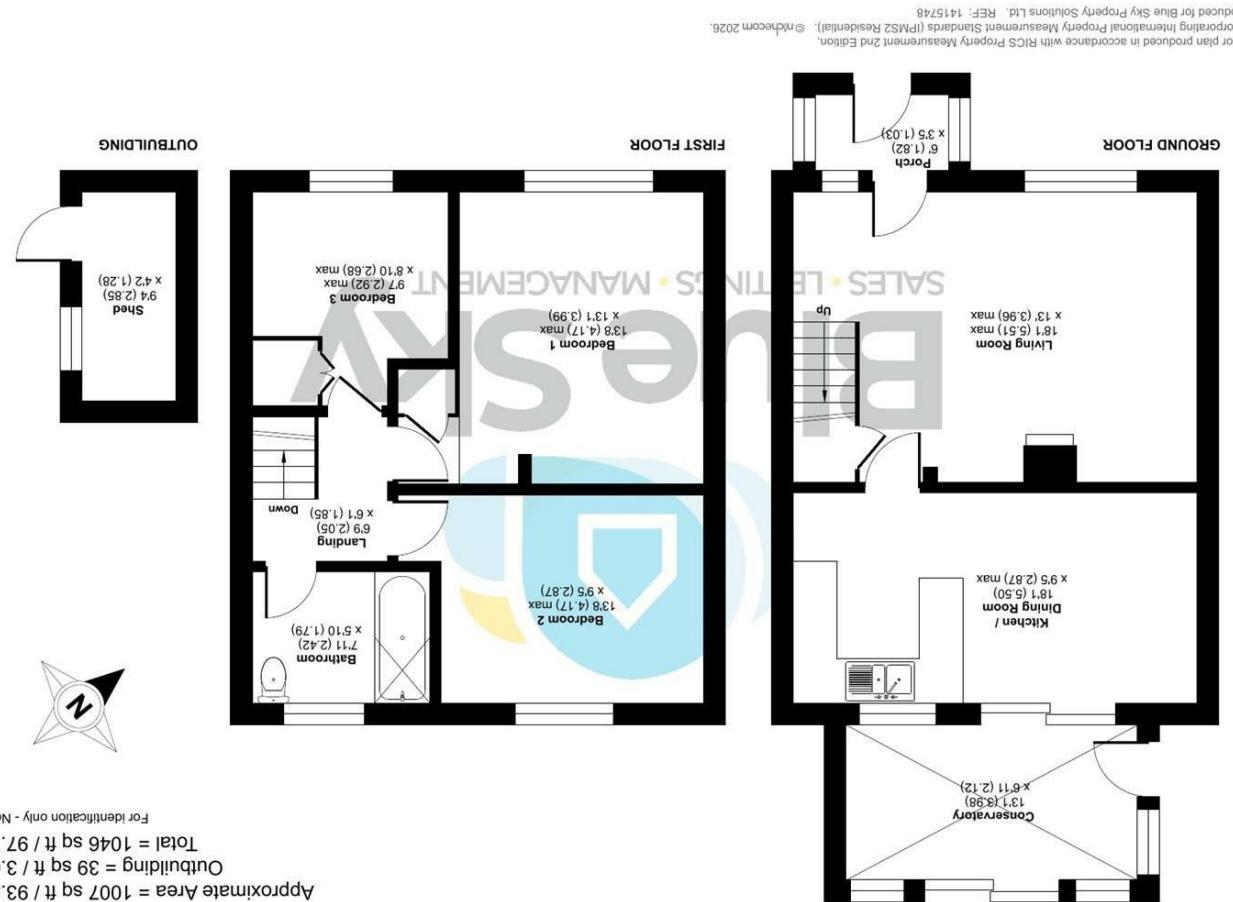
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Get in touch to arrange a viewing.

Like what you see?

The logo for Blue Sky Management features the word "Blue" in a blue, sans-serif font above the word "Sky" in a larger, bold, blue, sans-serif font. Below the text is a graphic element consisting of three overlapping semi-circles in blue, white, and yellow, with a white shield icon in the center.



79 Earlstone Crescent, Cadbury Heath, Bristol, BS30 8AD
Offers In Excess Of £315,000



Council Tax Band: B | Property Tenure: Freehold

CHARMING 3 BEDROOM TERRACED HOME ON EARLSTONE CRESCENT, BRISTOL!! Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The open plan kitchen and diner is a standout feature, designed for both functionality and style, making it the perfect space for family meals or social gatherings. Additionally, the property boasts a lovely conservatory, which adds an extra dimension to the kitchen/diner, allowing for an abundance of natural light and a seamless connection to the garden. The modern three-piece bathroom suite is tastefully designed, ensuring a comfortable and stylish experience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. Outside, the property benefits from driveway parking for two vehicles, a valuable asset in this popular location. Earlstone Crescent is conveniently situated, providing easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community. This three-bedroom terraced home is a wonderful opportunity for anyone seeking a blend of modern living in a desirable area. Don't miss the chance to make this lovely house your new home.



Porch

6'0" x 3'5" (1.83m x 1.04m)
Obscured double glazed door into porch, 2x double glazed windows to side, tiled flooring.

Lounge

18'1" x 13' (5.51m x 3.96m)
Obscured double glazed door and window into lounge, double glazed window to front, stairs to first floor landing, under stairs storage cupboard, gas fireplace with surround, radiator, feature window over stairs.

Kitchen / Diner

18'1" x 9'5" (5.51m x 2.87m)
Double glazed window and patio doors to rear, kitchen comprises wall and base units with worktops, 1 & 1/2 bowl stainless steel sink with mixer taps & drainer, integrated gas cooker & hob with extractor hood above, extractor fan, part tiled walls, tile effect flooring, radiator, space for the following appliances:- washing machine and fridge/freezer.

Conservatory

13'1" x 6'11" (3.99m x 2.11m)
Double glazed door to side and sliding patio doors to rear, double glazed windows surround, wood effect flooring, perspex roof.

Landing

6'9" x 6'1" (2.06m x 1.85m)
Stairs to ground floor, loft access.

Bedroom 1

13'8" x 13'1" (4.17m x 3.99m)
Double glazed window to front, airing cupboard housing gas combi boiler, radiator.

Bedroom 2

13'8" x 9'5" (4.17m x 2.87m)
Double glazed window to rear, radiator.

Bedroom 3

9'7" x 8'10" (2.92m x 2.69m)
Double glazed window to front, storage cupboard, radiator.

Bathroom

7'11" x 5'10" (2.41m x 1.78m)
Obscure glazed window to rear, bath with shower off taps, wash hand basin with storage, WC, chrome heated towel rail, part tiled walls, tiled flooring.

Front / Driveway

Driveway parking for two cars, shared gated side access to rear, lower brick wall enclosing.

Rear Garden

Mostly laid to lawn with patio & decking areas, shrubs, borders, gazebo, brick shed, shared gated side access to front, outside water tap, enclosed with fencing.

Energy Efficiency Rating

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

