



17 CRANSLEY CRESCENT,
HENLEAZE, BS9 4PH

GOODMAN
& LILLEY



Location

Situated on a popular road in the sought after Henleaze area of Bristol, positioned close to the great local schooling and the High Street with its wide range of amenities.

Summary

The generous accommodation on offer comprises entrance vestibule leading to a welcoming hallway which in turn provides access to the fitted kitchen and two reception rooms; sitting room to front and dining room to rear. To the first floor there are three bedrooms and a family bathroom. The family garden is of a good size with a pleasant outlook. Further benefits include driveway parking and a garage, gas central heating and double glazing throughout.

Accommodation

Please see the floorplan for room measurements and the layout.

Ground Floor

Entrance Porch

Door to hallway

Entrance Hallway

Stairs to the first floor and doors to:

Sitting Room

Double glazed bay window to the front. feature fireplace and radiator.

Dining Room

With stripped exposed floorboards, radiator, fitted gas fire and double glazed window to the rear looking out to the rear garden.

Kitchen

Fitted with a modern kitchen offering wall and base units, sink, work surfacing, tiled surrounds, tiled floor, spaces and plumbing for white goods, fitted cooker and hob with extractor over, spot lighting and double glazed windows to the side and rear aspects plus door to the garden.

First Floor

Landing

Doors to:

Bedroom One

Double glazed bay window to the front aspect, radiator, fitted wardrobes.

Bedroom Two

Double glazed window out to the back of the house with views over the garden, radiator, stripped exposed floor boards, built in storage.

Bedroom Three

Double glazed window to the front aspect, radiator.

Bathroom

Fitted modern white suite comprising bath with shower over, wash basin and low level WC, tiled surrounds and double glazed window to the side.

Outside

Front Garden

A walled front garden with lawn and driveway parking.

Rear Garden

A generous rear garden with lawn and patio areas.

Garage and Driveway Parking

There is an attached single garage access across private driveway parking.

Useful Information

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: D

Services: Mains Gas, Water, Drainage and Electric.

- Superb Semi Detached Home
- Three Bedrooms
- Driveway Parking

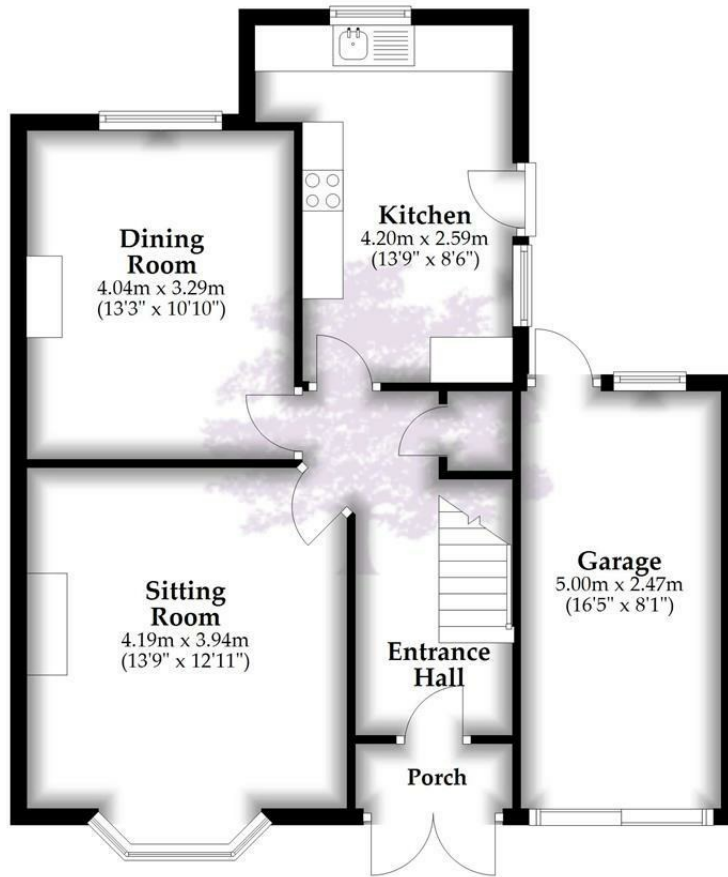
- Excellent Henleaze Location
- Garage
- Gardens



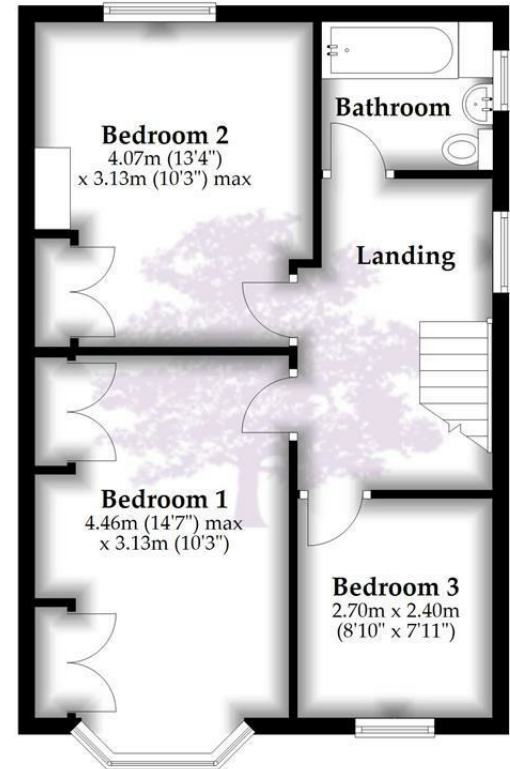
GUIDE PRICE £675,000



Ground Floor



First Floor



Total area: approx. 114.6 sq. metres (1234.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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