



SALES • LETTINGS • MANAGEMENT

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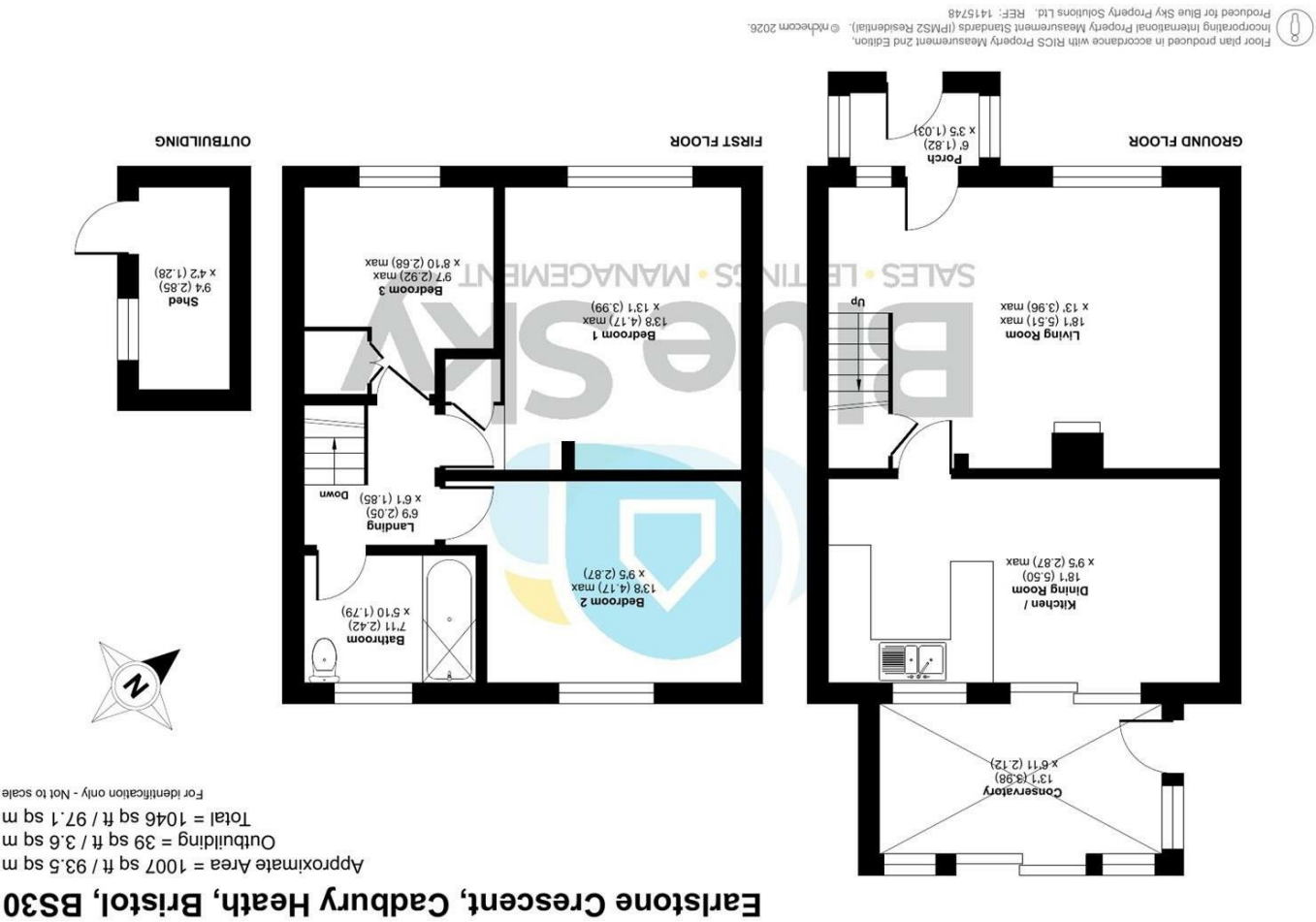
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The Important Bit!

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/drainage 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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79 Earlstone Crescent, Cadbury Heath, Bristol, BS30 8AD

Offers In Excess Of £300,000



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	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

