



MAGGS & ALLEN
For Sale 0117 949 9000



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25 SWANMOOR CRESCENT
SWANMOOR CRESCENT, BRISTOL, BS10 7EY
Guide Price £295,000



25 SWANMOOR CRESCENT, HENBURY, BRISTOL, BS10 7EY

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A 3 bed, 2 reception semi-detached house, with off street parking and rear garden, located in Brentry close proximity to shops and other amenities including schools, perfect for anyone wishing to put their stamp on a property.

Ground floor accommodation includes entrance hall, living room to the front, kitchen overlooking the rear garden and dining room to the rear of the property. Upstairs there are 3 generous size bedrooms and shower room. The rear garden is very generous in size and has a shed with outside toilet. To the front there is off street parking and a paved front garden. Offered with no onward chain.

Brentry Primary School approx. 0.46km
Henbury Court Primary Academy approx. 0.89km
Blaise Primary and Nursery School approx. 0.93km

Location

The property has easy access to the city centre with convenient bus stops located on Passage Road and Knole Lane, the Mall and Cribbs Causeway Shopping Centre are a five minute drive away. Blaise Castle Estate is within close proximity and is situated within 650 acres of parkland including a children's play area, museum and castle.

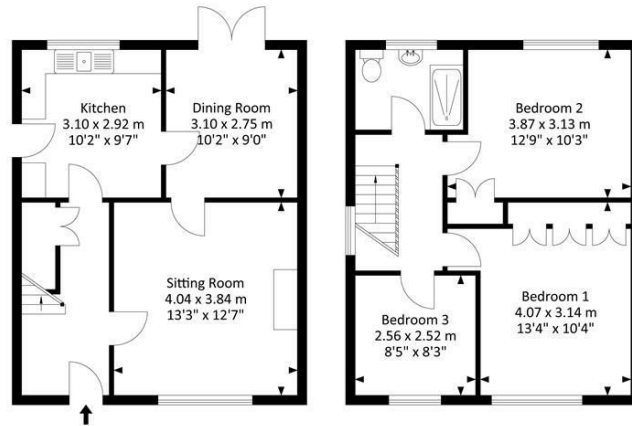
Directions

From the Maggs & Allen office on Northumbria Drive, at the roundabout, take the first exit onto Henleaze Road. Turn right onto Westbury Road and continue straight. At the roundabout, take the third exit onto Knole Lane. Turn left onto Ardenton Walk and then turn right on Ardenton Walk which becomes Charlton Lane. Turn left onto Tranmere Avenue then right onto Swanmoor Crescent.



If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

Swanmoor Crescent, Bristol, BS10 7EY
Approx. Area 901.70 Sq.Ft - 83.80 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.

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.
Floor plan produced by Energy Plus.



- 3 Bedrooms
- Rear Garden
- 2 Reception Rooms
- No Onward Chain
- A spacious semi-detached property

Guide Price: £295,000

Tenure: Freehold

Council Tax Band:

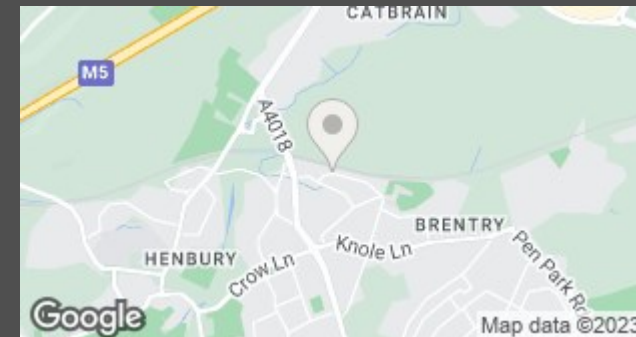
Local Authority:

Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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