



74 Gilda Crescent, Bristol, BS14 9LE

£300,000

A beautifully presented three-bedroom terraced home, offering stylish and well-maintained accommodation throughout, together with a south-westerly facing rear garden and off-street parking for two cars.

The ground floor provides a generous sitting/dining room, creating a versatile space for both relaxing and entertaining. To the rear, the property has been thoughtfully extended to create the bright and modern kitchen/breakfast room which enjoys a pleasant outlook over the garden and opens directly outside, making it a lovely space for everyday living. The south-westerly aspect also allows the garden to benefit from plenty of natural light and afternoon and evening sunshine.

Upstairs, there are two well-proportioned double bedrooms, along with a third bedroom currently arranged as a dressing room with fitted wardrobes and useful storage. This versatile room could easily be adapted to suit individual needs, whether as a nursery, home office or additional bedroom. A contemporary bathroom completes the first floor.

Entrance Hall



First Floor Landing



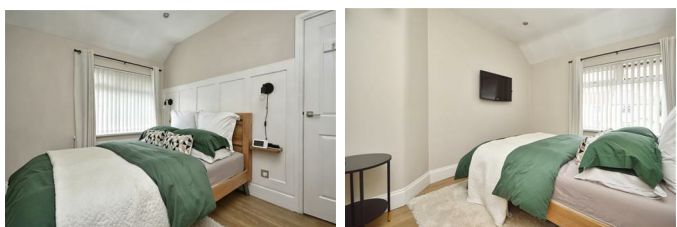
Sitting Room / Dining Room

20'8" x 12'7" (6.31 x 3.86)



Bedroom One

10'10" x 9'0" (3.32 x 2.76)



Bedroom Two

9'7" x 8'11" (2.94 x 2.72)



Kitchen / Breakfast Room

14'0" x 11'3" (4.29 x 3.45)



Bedroom Three / Dressing Room

7'10" x 6'2" (2.40 x 1.90)

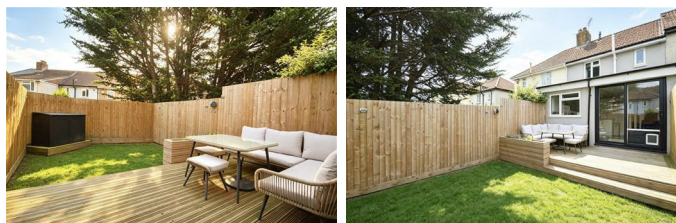


Bathroom

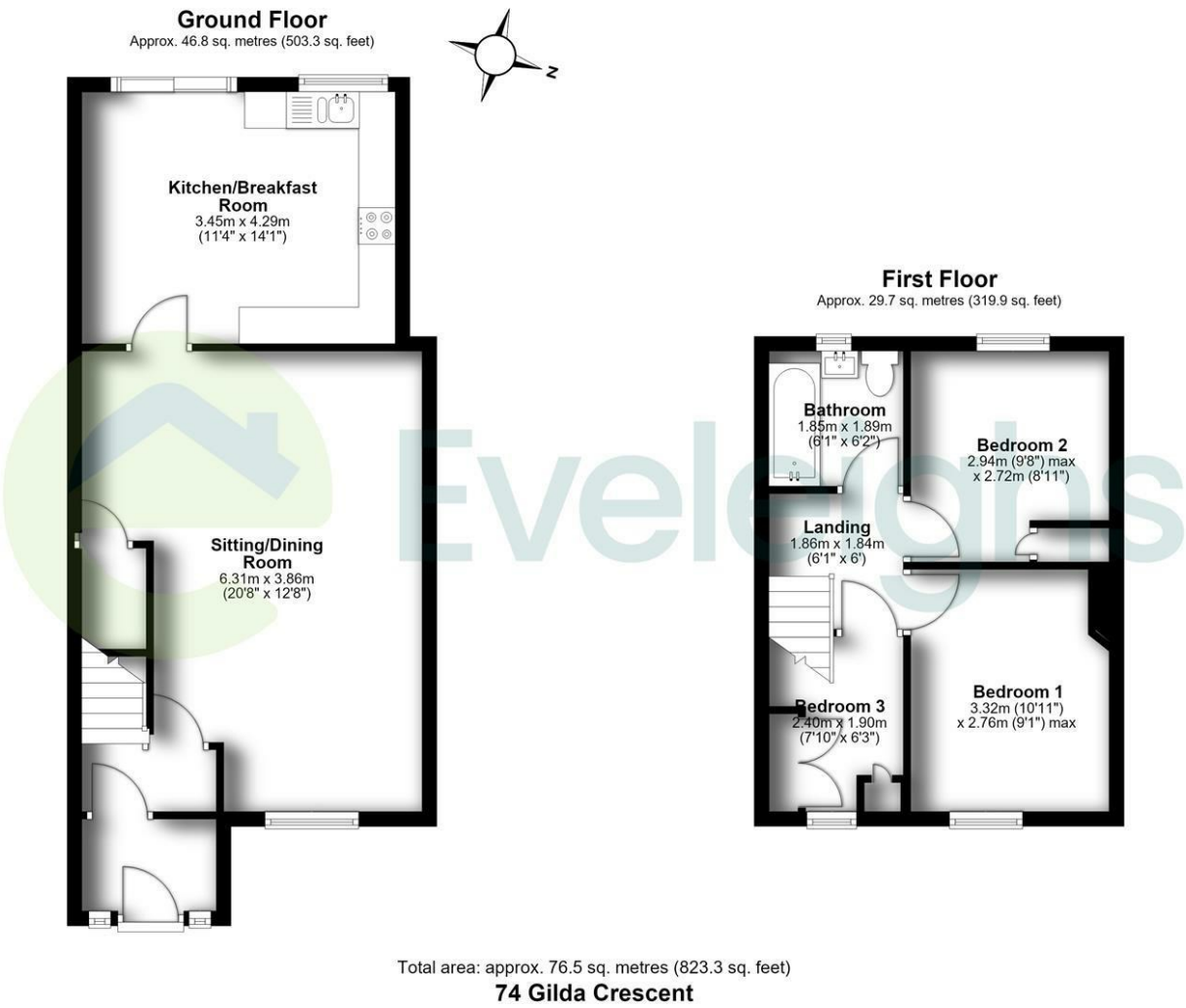
6'2" x 6'0" (1.89 x 1.85)



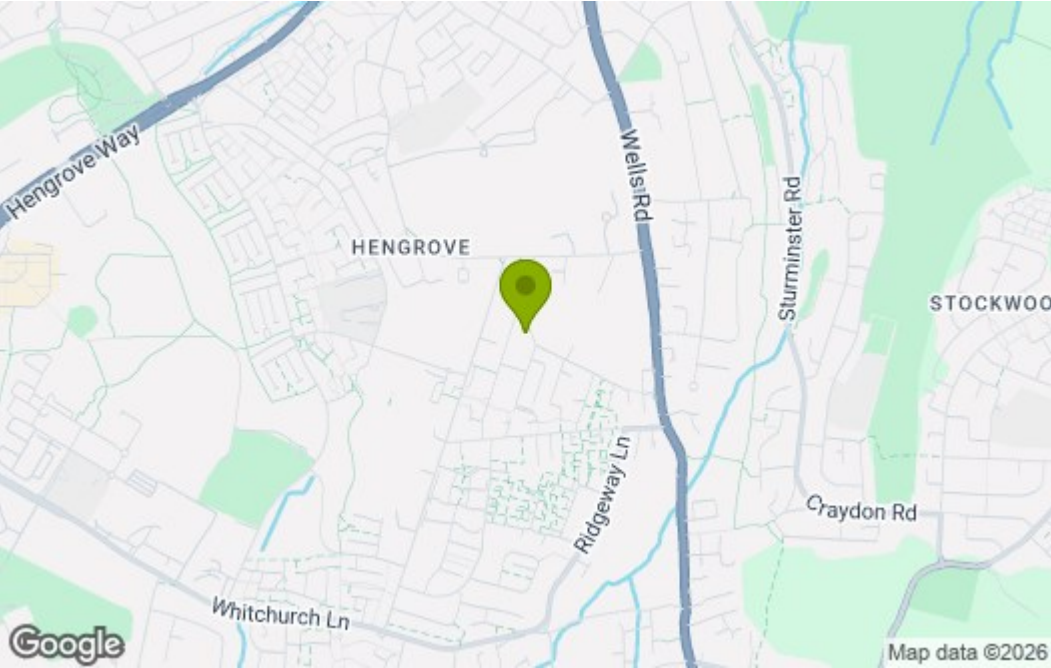
Outside



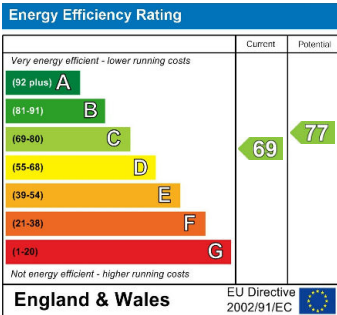
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.