



## 49 Elizabeth Crescent, Stoke Gifford, Bristol

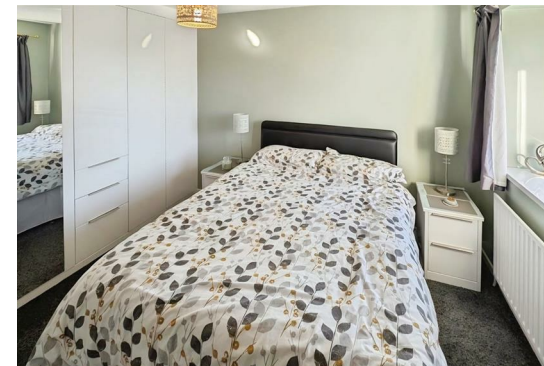
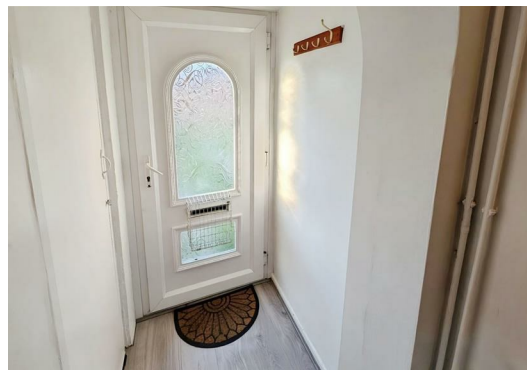
- Two Bedroom End Of Terrace
  - Lounge
  - Modern Shower Room
  - Double Glazing
  - Garage
- Entrance Hall
- Kitchen/Diner
- Gas Central Heating
- Gardens

**£292,000**

**HUNTERS®**  
HERE TO GET *you* THERE



This delightful two-bedroom end of terrace house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms, ideal for both relaxation and entertaining guests. The lounge provides a warm and cosy atmosphere, perfect for unwinding after a long day. The well-appointed kitchen/diner is a highlight of the home, offering ample space for family meals and gatherings. This area is designed to be both functional and stylish, making it a wonderful space for culinary creativity. The property features two comfortable bedrooms, providing a peaceful retreat for rest. The modern shower room is tastefully designed, ensuring convenience and comfort for all residents. With gas central heating and double glazing throughout, the home promises warmth and energy efficiency, making it suitable for year-round living. Outside, the property has the gardens that offer a lovely space for outdoor activities or simply enjoying the fresh air. Additionally, a garage provides valuable storage or parking options, enhancing the practicality of this lovely home. This property is an excellent opportunity for those seeking a well-located, modern residence in Stoke Gifford, with easy access to local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this house should meet your needs and expectations.



### Entrance Hall

Double glazed door to front, laminate flooring, meter/storage cupboard, stairs to first floor.

### Lounge

12'0" x 10'7"

Double glazed window to front, electric fire, laminate flooring, understairs cupboard, radiator.

### Kitchen/Diner

13'10" x 9'1"

Double glazed window to rear, range of wall and base units, work surfaces, stainless steel single drainer sink unit, electric oven with electric hob, space for washing machine, laminate flooring, radiator, double glazed door to rear garden.

### Landing

Access to loft space.

### Bedroom One

11'8" x 10'8"

Double glazed window to front and side, fitted wardrobes, built in wardrobe housing Worcester gas boiler, built in storage cupboard, radiator.

### Bedroom Two

9'7" x 7'3"

Double glazed window to rear, radiator.

### Shower Room

Double glazed window to rear, double shower cubicle, vanity wash hand basin, WC, heated towel rail, tiled walls.

### Front Garden

Laid to lawn with bushes.

### Rear Garden

Laid to patios and bushes.

### Garage

Single garage in a block.

### Agents Note


"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH  
 Tel: 01454 313575 Email:  
[yate@hunters.com](mailto:yate@hunters.com) <https://www.hunters.com>