



98 Gilda Crescent, Bristol, BS14 9LD

£285,000

This immaculate two-bedroom terraced house is offered for sale in a popular residential area of Bristol, well positioned for public transport, schools and everyday amenities.

The ground floor features a separate reception room, ideal for relaxing or entertaining, and a beautiful kitchen/diner with good natural light and dedicated dining space. To the rear, a handy conservatory provides an additional versatile space and access to the garden. Upstairs are two double bedrooms and a well-appointed shower room.

Externally, the property benefits from a good size south-facing garden with rear access, offering an attractive outdoor space with plenty of sunlight. There is also a drive to the front, providing off-street parking. The home has an EPC rating of C and falls within Council Tax band B.

The location offers convenient access to local shops, cafés and everyday services in this part of south Bristol, with further retail and leisure facilities available in nearby Hengrove and Brislington. Families are well

Entrance Hall

Sitting Room

13'9" x 12'7" (4.20 x 3.84)



Kitchen / Diner

15'7" x 6'6" (4.77 x 2.00)



Conservatory

12'5" x 10'5" max (3.80 x 3.20 max)



First Floor Landing

Bedroom One

15'6" x 11'5" (4.74 x 3.50)



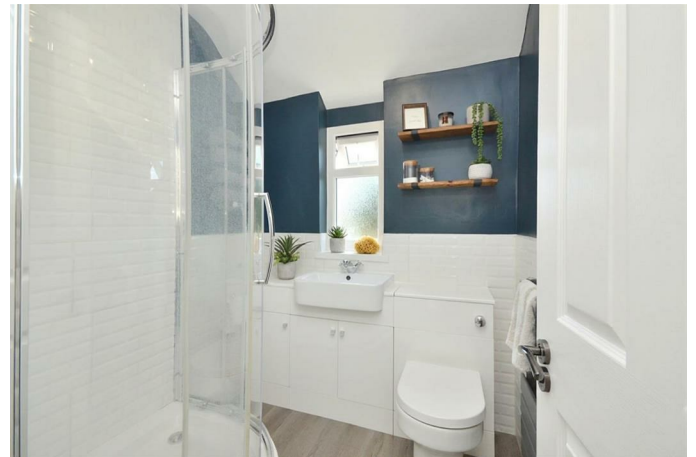
Bedroom Two

9'8" x 9'6" (2.97 x 2.90)



Shower Room

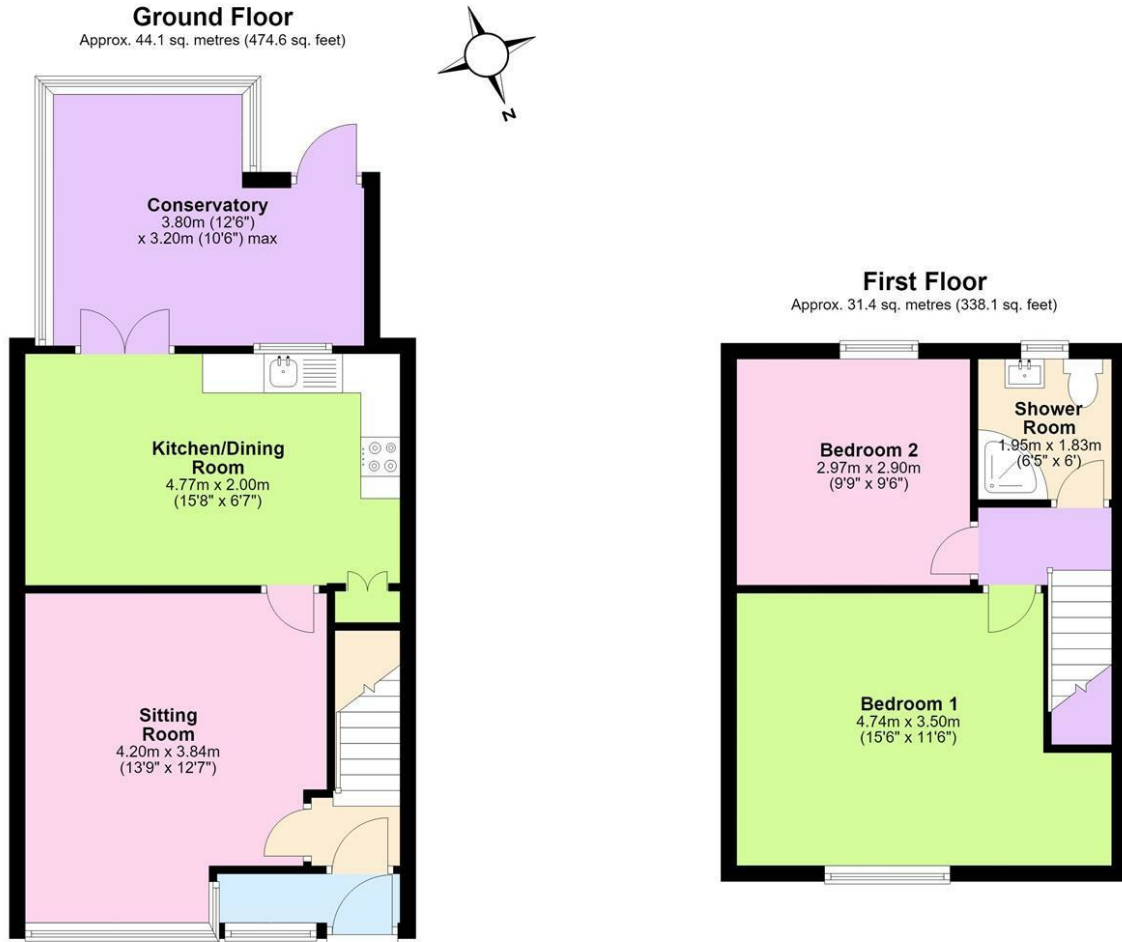
6'4" x 6'0" (1.95 x 1.83)



Outside

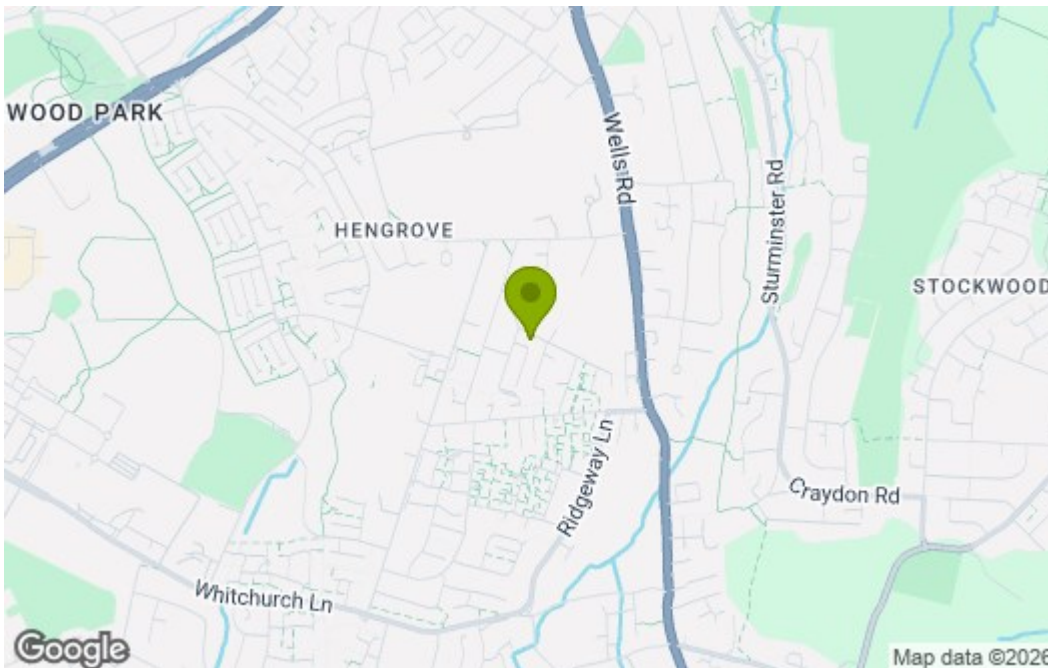


Floor Plan



Total area: approx. 75.5 sq. metres (812.7 sq. feet)
98 Gilda Crescent, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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