



cj HOLE
est. 1867

18 BRAEMAR CRESCENT,
BRISTOL, BS7 0TD

Asking Price £440,000

BROUGHT TO THE MARKET WITH NO ONWARD CHAIN, IS THIS WONDERFUL SEMI-DETACHED HOME BOASTING PLENTY OF CHARACTER WITH A MODERN TAKE ON A TRADITIONAL LAYOUT, SET IN A SURPRISINGLY GENEROUS SIZED PLOT WHICH OFFERS A FANTASTIC REAR GARDEN.

THE PROPERTY

Beyond the porch, an imposing hall provides access to the cloakroom with feature window, while a useful storage cupboard sits beneath the stairs. The first reception is a cosy room to the front of the property with a bay window, while the second reception has been opened to the kitchen to create a fantastic open plan arrangement, spanning the width

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C

of the house with plenty of light flooding the space. Double doors open on to the impressive rear garden from the dining area, while a door from the kitchen opens to the side porch, which also allows access to the garage, front drive, and rear garden. The kitchen is well planned with ample workspace and storage space.

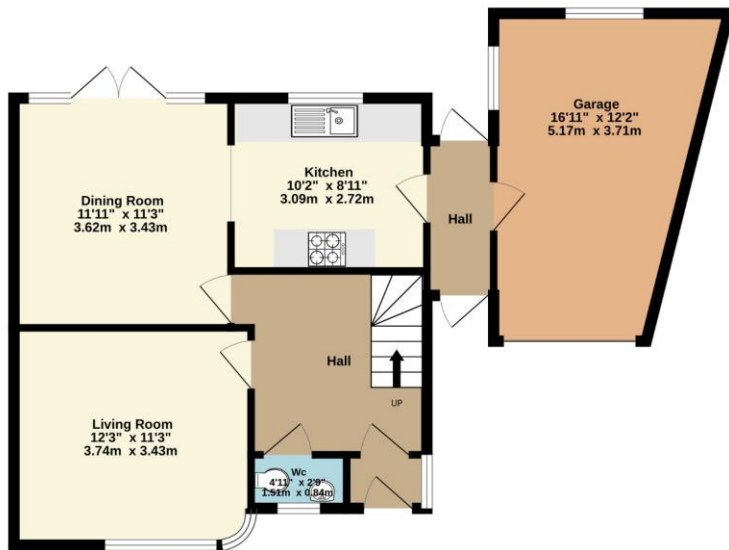
To the first floor, the landing allows access to each of the superb bedrooms. The primary bedroom sits to the front of the property enjoying the benefits of the additional space provided by the bay window, while the second bedroom surveys the charming views over the rear garden. Both rooms are generous double bedrooms, even the third bedroom is of good size with the unique feature of the corner window. The bathroom has been modernised to accommodate a white suite with corner shower cubicle, WC and vanity unit, with neutral tiling to the walls.

Externally, a block paved from garden provides off street parking for at least two vehicles, which leads to the garage at the side. The rear garden offers a private rear garden of good size and something of a showstopper, with well stocked borders to the parameters plus a large patio, ideal for the summer. Overall this family home needs to be viewed for its many attributes to be appreciated.

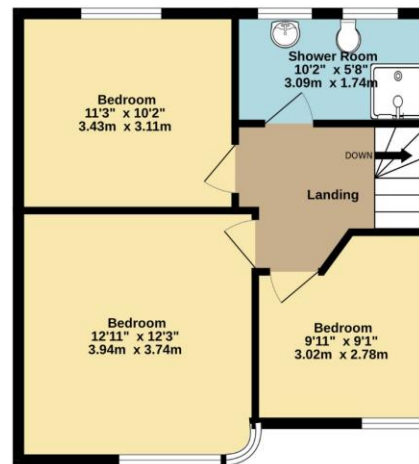




Ground Floor
675 sq.ft. (62.7 sq.m.) approx.



1st Floor
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EXCELLENCE



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