



cj HOLE
est. 1867

36 CROPTHORNE ROAD,
BRISTOL, BS7 0PT

Asking Price £315,000

IDEALLY POSITIONED CLOSE TO GLOUCESTER ROAD AND WITHIN EASY REACH OF SOUTHMEAD HOSPITAL, FILTON, AND BRISTOL CITY CENTRE, THIS WELL-PRESENTED TWO-BEDROOM HOUSE OFFERS BOTH COMFORT AND CONVENIENCE. THE PROPERTY BENEFITS FROM ALLOCATED OFF-STREET PARKING AND A PRIVATE REAR GARDEN.

Ideally positioned for access to major local employers including Airbus, Southmead Hospital, Rolls-Royce and the MOD, this well-presented two-bedroom home is also conveniently placed for excellent transport links. Regular bus services into Bristol city centre are available nearby, while Parkway Station provides rail connections further afield. Everyday amenities can be found at Abbey Wood, with The Mall at Cribbs Causeway offering an extensive choice of shops, restaurants and leisure facilities. Gloucester Road is also within easy reach, with its popular

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: B
Tenure – Freehold
EPC rating - C

selection of independent retailers and cafés.

The accommodation opens into an entrance hall with stairs rising to the first floor and a door leading through to the main living space. The generous lounge diner provides a welcoming and versatile setting for both everyday living and entertaining. To the rear, the kitchen enjoys direct access to the garden.

Upstairs, the landing includes a useful storage cupboard and leads to two well-proportioned double bedrooms. The front bedroom benefits from fitted storage, while the second bedroom overlooks the rear garden. A family bathroom, finished with a white suite and tiled surrounds, completes the first-floor accommodation.

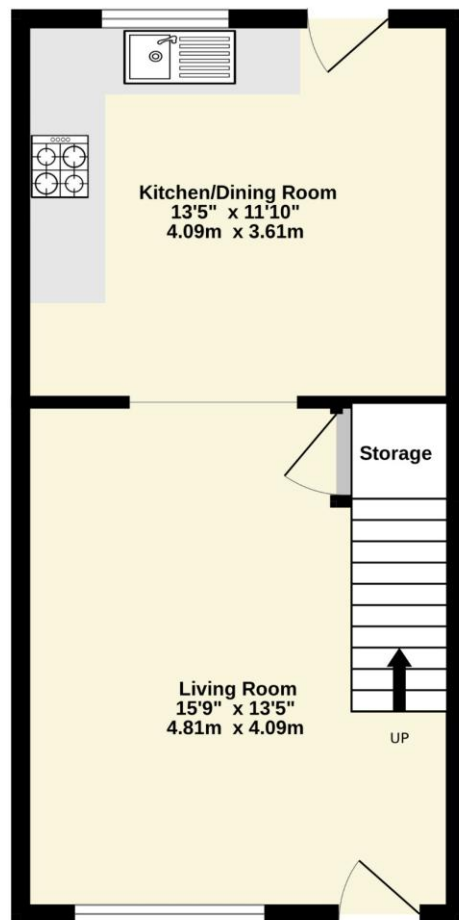
Outside, the property benefits from off-street parking for two vehicles to the front. The attractive rear garden is mainly laid to lawn and includes side access.

Should you wish to proceed with an offer on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.

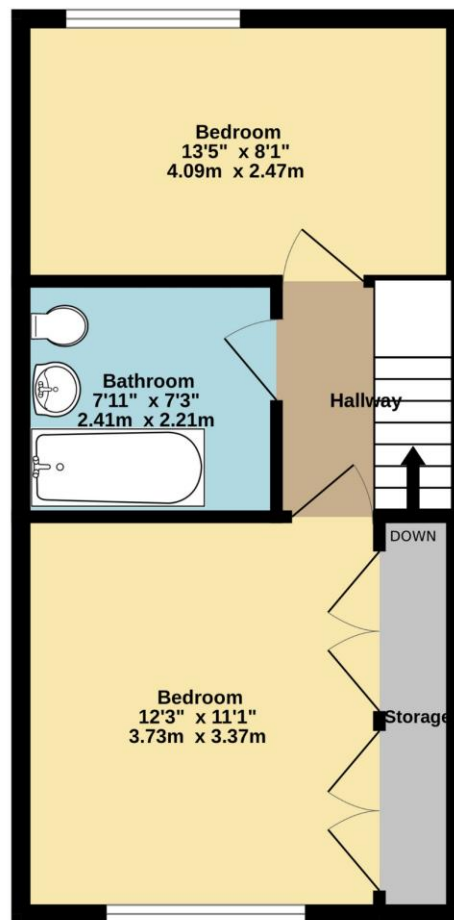




Ground Floor
371 sq.ft. (34.4 sq.m.) approx.



1st Floor
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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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