



G R E G O R Y S
— E S T A T E A G E N T S —

32 Henfield Crescent
Bristol, BS30 9SF

Offers Over £300,000



Offered to the market with no onward chain is this extended, semi detached property. Positioned within this quiet, popular location within Oldland Common, this three bedroom home is in need of investment, however offers superb scope to create a spacious family home. Externally the property benefits a driveway and garage providing off street parking and enclosed gardens to the front and rear aspect. Internally the property is accessed via an entrance porch and hallway, an open plan lounge, dining and sitting room compliment the extended kitchen / breakfast room. The single storey extension to the rear allows for a larger than average kitchen, whilst the sitting room provides direct access onto the rear garden. A practical utility room completes the ground floor. To the first floor three bedrooms, all of a generous proportion and a shower room can be found. Although the property does need investment, the opportunity to increase the value is evident.

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ACCOMMODATION

ENTRANCE PORCH

HALLWAY

KITCHEN / BREAKFAST ROOM 21' 1" x 8' 10" (6.42m x 2.69m)
(Measurements taken to the maximum points)

UTILITY ROOM 8' 0" x 4' 0" (2.45m x 1.22m)

LOUNGE 12' 0" x 12' 0" (3.66m x 3.66m)

DINING ROOM 11' 11" x 8' 1" (3.63m x 2.46m)

SITTING ROOM 29' 6" x 26' 7" (9m x 8.1m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 1" x 10' 1" (3.68m x 3.07m)

BEDROOM TWO 12' 0" x 10' 0" (3.66m x 3.05m)

BEDROOM THREE 8' 1" x 7' 1" (2.46m x 2.16m)

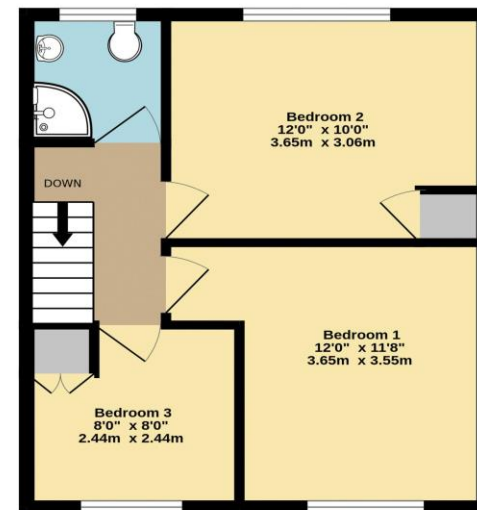
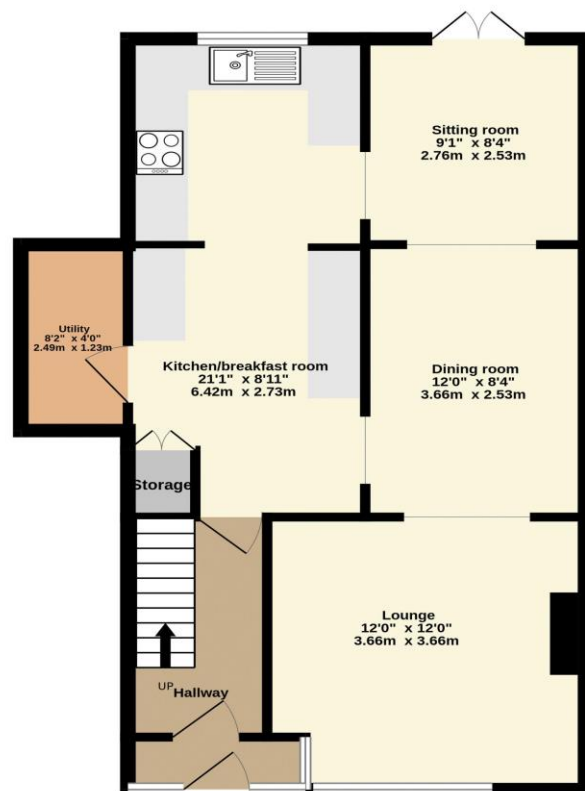
SHOWER ROOM 6' 0" x 5' 1" (1.83m x 1.56m)





Ground Floor
597 sq.ft. (55.5 sq.m.) approx.

1st Floor
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 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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Energy performance certificate (EPC)

32 Henfield Crescent Oldland Common BRISTOL BS30 9SF	Energy rating D	Valid until: 24 February 2032 Certificate number: 3832-6522-7100-0628-3296
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Property type: Semi-detached house

Total floor area: 107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60