



43 GILDA CRESCENT
WHITCHURCH
BRISTOL
BS14 9LE
£269,950



GREGORYS
ESTATE AGENTS

Presented to an immaculate condition throughout and having undergone a comprehensive list of upgrades, can be found this lovely, terraced home. This spacious terraced home has been lovingly cared for and upgraded in recent years and is now available as a superb first-time purchase for any buyer.

Externally the property benefits a large and private rear garden which includes a secure storage shed and pedestrian access via a rear lane. The front aspect has been landscaped to include a driveway, providing off street parking. Internally the property is accessed by the added entrance porch. A practical, yet super handy space that provides the perfect entrance that leads to the hallway, where the stairs to the first floor can be found. A comfy lounge overlooks the front aspect with an opening, leading to a full width kitchen / diner. The kitchen has been replaced and now comprises modern fitted units and a large selection of integrated appliances, mostly 'Bosh' appliances. Access to the rear garden is by way of the 'French' doors, a wonderful addition to this room. A handy storage cupboard can be found to the under stairs.

Appointed to the first floor a full width, principle, bedroom, again presented to a high standard and offering an abundance of space for bedroom furniture. The second bedroom is again a double in nature and is currently used as a home office and occasional spare bedroom. Completing the accommodation is a contemporary wet room, including high end fixtures and fittings.

The property benefits replaced double glazed windows and is heated via a replaced system, powered by a replaced gas combination boiler. A truly special home and one that we know will not disappoint on an internal inspection.





Energy performance certificate (EPC)

43 Gilda Crescent
BRISTOL
BS14 9LE

Energy rating

C

Valid until: 10 January 2034

Certificate number: 0390-2519-9390-2794-2381

Property type: Mid-terrace house

Total floor area: 63 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 energy rating is C. It has the potential to be B.

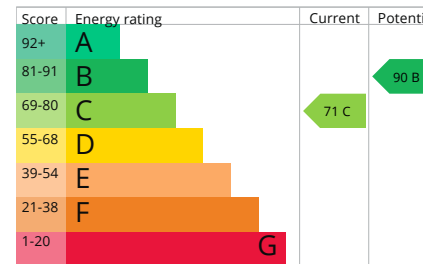
[See how to improve this property's energy efficiency.](#)

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

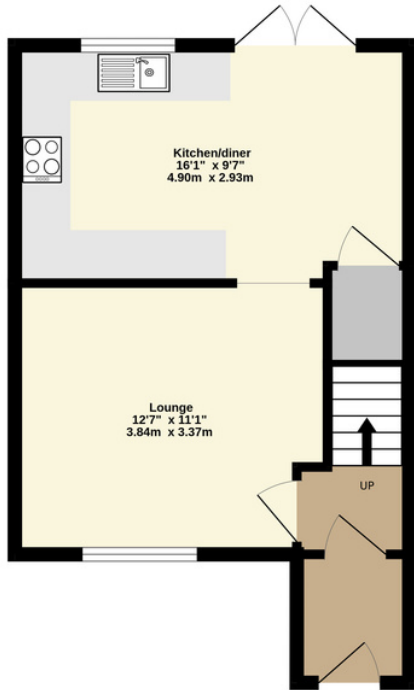
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

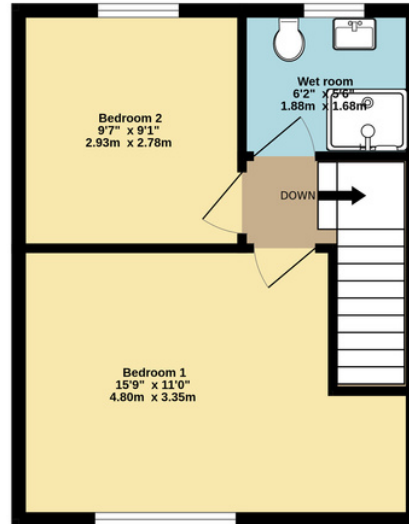
the average energy rating is D
the average energy score is 60



Ground Floor
358 sq.ft. (33.2 sq.m.) approx.



1st Floor
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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