



210 ILCHESTER CRESCENT.

£310,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- THREE BEDROOM
- DOUBLE GARAGE
- REAR GARDEN
- CITY VIEWS
- BAY WINDOWS
- GAS CENTRAL HEATING

210 ILCHESTER CRESCENT, BRISTOL,



This attractive three bedroom terraced house occupies a well established elevated position between Bedminster and Bishopsworth.

A traditional gas centrally heated house comprising a feature through reception room with lounge and dining areas, kitchen plus utility room, three bedrooms and a recently refurbished bathroom.

Features include bay windows from which glorious views across the city are afforded, a double garage with electric roller door and a neat, enclosed rear garden with decked sun trap patio area.

The house has gas central heating and is situated within easy commuter reach of the city centre, particularly as Parson St station is within 10 minutes.

In detail it offers....

ENTRANCE PORCH

with half glazed inner door to the.....

ENTRANCE HALL

with radiator and under stair recess.

IMPRESSIVE THROUGH RECEPTION ROOM

LOUNGE

12' 3" x 11' 9" (3.73m x 3.58m) Plus the feature double glazed bay window with pleasant outlooks. Radiator and a squared archway to the...

DINING AREA

12' 2" x 10' 3" (3.71m x 3.12m) which has a radiator and an outlook to the rear garden.

KITCHEN

9' 5" x 10' 3" (2.87m x 3.12m) which is fitted with a range of built in units with ample working surface areas an inset sssu and plumbing for a dishwasher. The kitchen extends to the...

UTILITY AREA

8' 1" x 4' 7" (2.46m x 1.4m) with a similar range of built in units with inset sssu, plus a tall larder cupboard. Access to the...

REAR LOBBY

with plumbing for the washing machine and access to the rear garden.

FIRST FLOOR LANDING

with loft access.

BEDROOM 1

14' 8" x 10' 3" (4.47m x 3.12m) including a feature bay window which enjoys commanding views in a 180 degree arc from the city to the hills and Dundry. Built in wardrobe, radiator and laminate flooring.

BEDROOM 2

with a rear garden outlook, built in wardrobe, radiator and a cupboard housing the Worcester gas fired boiler. Laminate flooring.

BEDROOM 3

9' 2" x 7' 6" (2.79m x 2.29m) with similar outlooks to bedroom 1. Laminate flooring and a radiator.

BATHROOM

with suite comprising panelled bath with shower unit and glazed screen, wash basin and WC with built in surrounds and a useful store cupboard. Attractive tiling and a ladder radiator. Inset spotlights.

210 ILCHESTER CRESCENT, BRISTOL, BS13 7HS

OUTSIDE

DOUBLE GARAGE

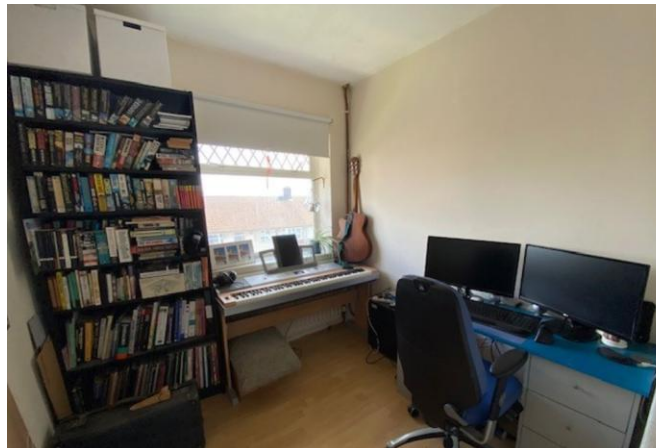
17' 4" x 16' 5" (5.28m x 5m) with an electric roller door, power, light and rear door to the...

GARDEN

which is enclosed, has a raised lawn and sun trap decked patio area. Small possible vegetable plot area, block built workshop/potting shed again with light and power. Lower patio area adjacent to the house, outside tap. Well stocked terraced front garden.

TENURE

Freehold



Council Tax:
Band B
Local Authority:
Bristol City Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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