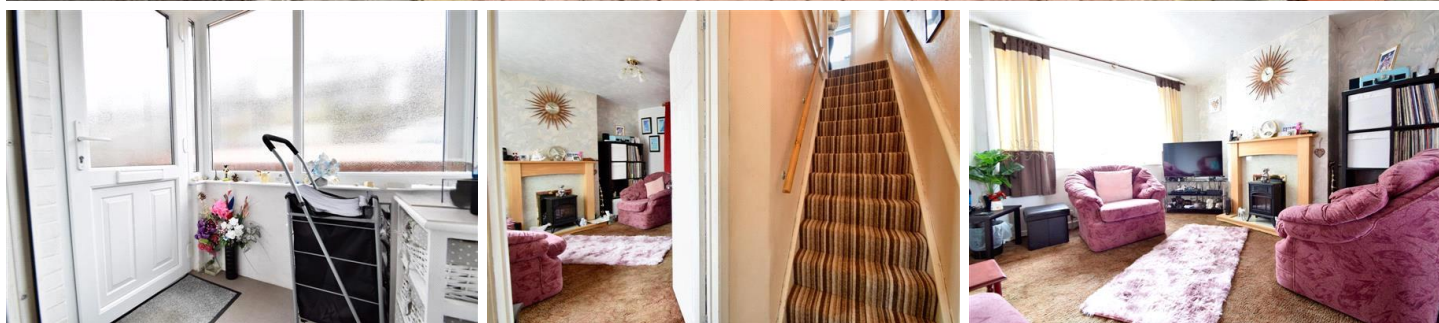




**01454 326846**

[contact-us@mwfarringtons.co.uk](mailto:contact-us@mwfarringtons.co.uk)



## CRISPIN WAY, BRISTOL

**£280,000** Freehold

Situated in the popular road of Crispin Way, this fabulous three bedroomed home has been well cared for & loved for the last fifty years. With fabulous views, close proximity to local amenities, schools and fantastic transport links, this well positioned home is a perfect opportunity to purchase.

**SSTC**

- Three Bedroom Family Home
- End of Terrace
- Central Kingswood Location
- Close to Local Town Centre, Amenities and Schools
- Elevated Views
- Entrance Porch

Situated right in the heart of Kingswood with great local schools on the doorstep, local high street nearby and and close transport links, this is a great opportunity to purchase and a chance to add your own personal touch to a well loved home for fifty years! This spacious and light property comprises of an open entry porch, entrance hall, spacious lounge diner and practical kitchen on the ground level. Upstairs offers a modern stylish family bathroom, three well proportioned bedrooms and integral storage, with the second bedroom boasting fabulous views. The outside is well maintained, offering a good generous size, plenty of privacy and a real chance to add your own stamp to a low maintenance garden area. Further benefits include double glazing, gas central heating and a substantial driveway for multiple vehicles. This wonderful home has been lovingly looked after for half a century and is a real opportunity to show off some interior design skills to add your own personal flare! With all this to offer, why not get in contact with us today to arrange your exclusive viewing!

Council Tax Band: Band B

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

### **Entrance Porch**

UPVC double glazed porch to front with access to the entrance hallway.

### **Entrance hall**

Spacious entrance hallway with access to stairs to first level and door to lounge.

### **Living room**

Well presented living room with electric fireplace, views to the front of the property.

### **Dining Room**

With views of the rear garden archway access to the kitchen and lounge.

### **Kitchen**

Offers a well maintained space with base and eye level units, as well as room for an electric hob cooker, fridge freezer space, room for appliances with built in cupboard and door to the garden via the side of the property.

### **Bathroom**

Well presented bathroom with a three piece modern suite, complete with over bath shower, glass shower screen, laminate tiles and vanity sink storage.

### **Bedroom 1**

Well proportioned bedroom with space for double bed, as well as in built storage space, views to the front of the property.

### **Bedroom 2**

A well presented second bedroom with inbuilt storage, space for a good sized single bed/ or small double with cupboard housing the gas central heating system.

### **Bedroom 3**

A single bedroom with views to the front of the property.

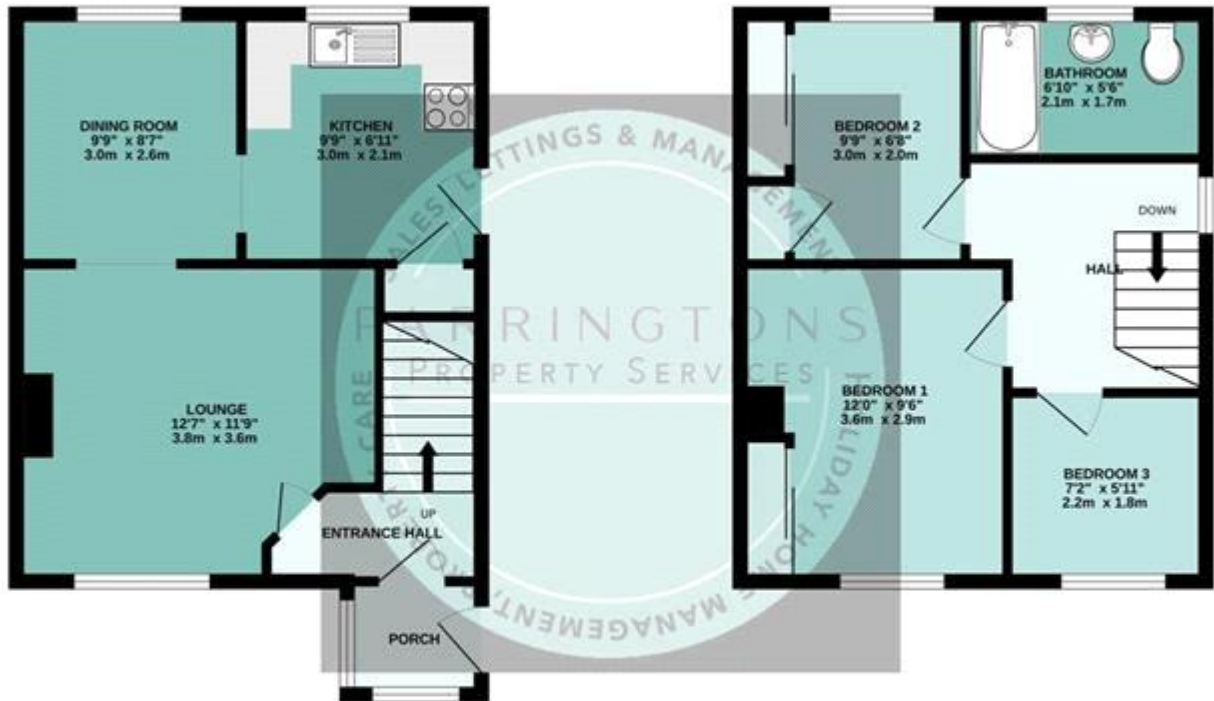




CRISPIN WAY, BRISTOL  
£280,000 Freehold

GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			



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