



**42 Evercreech Road, Bristol, BS14 9RA**

**£325,000**



- Three Bed Semi Detached House
- Rear Garden
- Extended to Side and Rear
- EPC - C
- Bedroom with Ensuite
- Driveway
- Popular Location
- Council Tax Band - C

Nestled on Evercreech Road in the vibrant city of Bristol, this charming semi-detached house offers a delightful blend of comfort and practicality. Spanning an impressive 1,033 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The expansive kitchen/diner complete with breakfast island, flows into the the living space. A super space for socialising or even just relaxing at the end of a day, looking out on to the lawned garden.

The house features two modern bathrooms, ensuring convenience for all. This is particularly beneficial for busy families or those who enjoy hosting visitors.

This home benefits plenty of external perks, with a paved driveway and rear garden.

In summary, this semi-detached house presents a fantastic opportunity to acquire a spacious and comfortable home in Bristol. With its generous living space, modern conveniences, and prime location, it is sure to appeal to a wide range of potential buyers. Do not miss the chance to make this lovely property your own.

Bedroom One 12'9" x 7'" (3.89m x 2.13m)

En-suite Showerroom

Bedroom Two 9'3" x 15'5" (2.83 x 4.70)

Bedroom Three 10'3" x 8'10" (3.14 x 2.70)

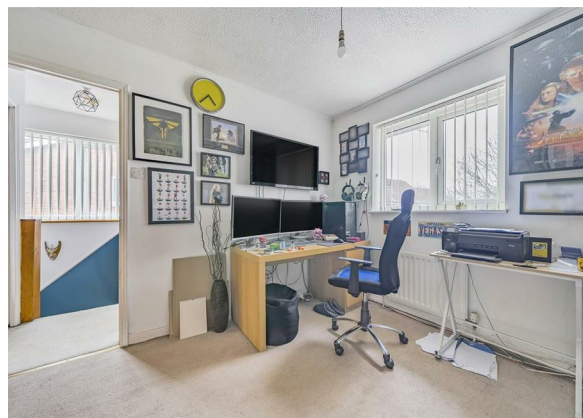
Kitchen/Diner 21'6" x 15'6" (6.56 x 4.73)

Living Room 11'10" x 14'9" (3.63 x 4.5)

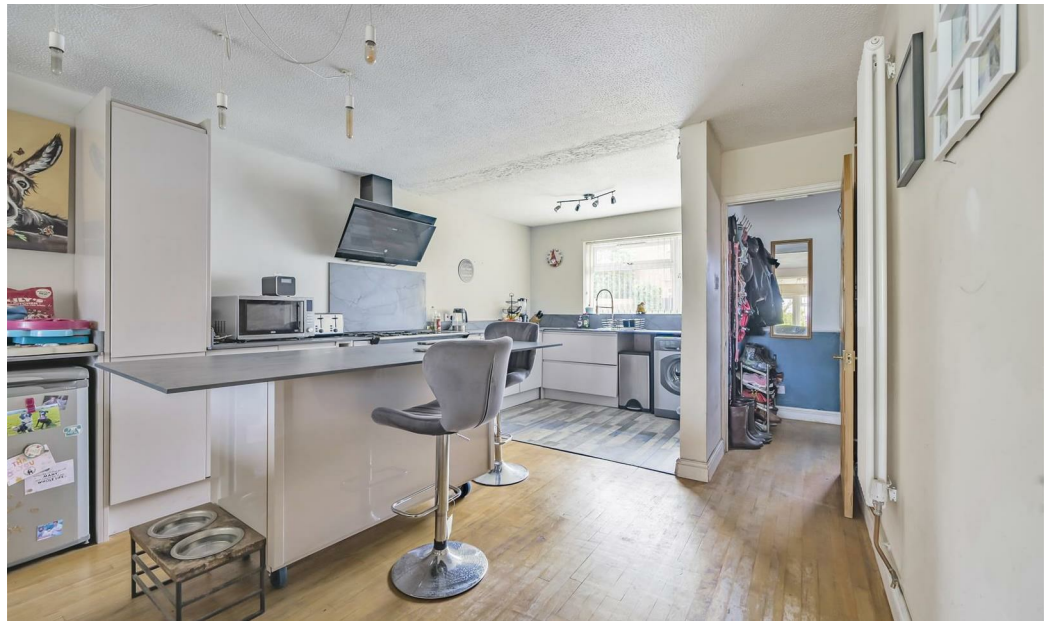
Bathroom

Council Tax Band - C

Tenure - Freehold

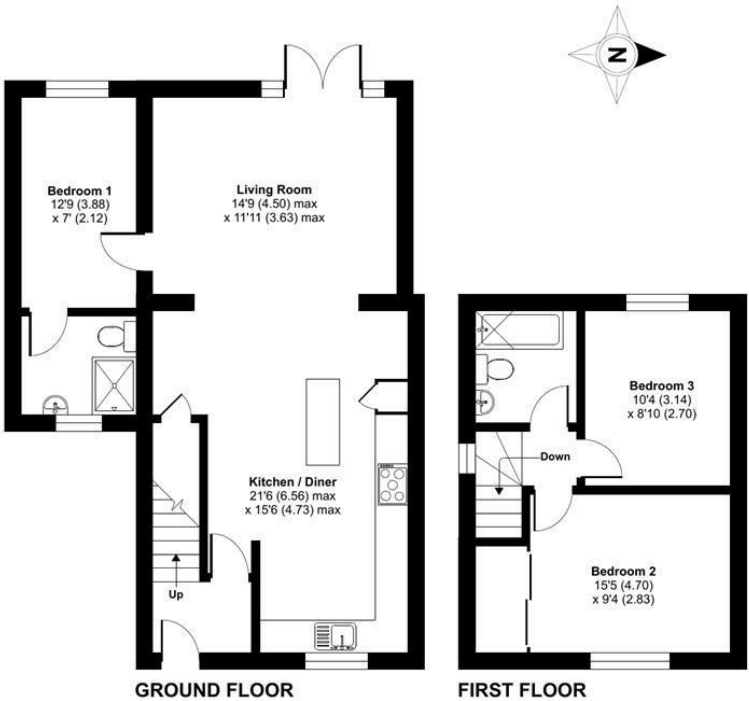






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Approximate Area = 992 sq ft / 92.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Greenwood's Property Centre. REF: 1264080



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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