



Gilda Crescent, Whitchurch

£270,000

- Energy Rating - C
- Double Driveway Providing Off Street Parking
- Light Airy & Modern Throughout
- Close To Local Amenities
- Two Bedroom Home
- UPVC Double Glazed & Gas Central Heating
- Kitchen/Diner
- Perfect For First Time Buyers

Welcome to this beautifully presented two bedroom home. Set on Gilda Crescent, it enjoys a wonderfully convenient position with bus routes into the city centre and beyond just a short stroll away, along with easy access to local amenities.

This is a fantastic option for first time buyers looking for comfort, practicality and a touch of style. The property has been carefully maintained and offers a well considered layout, featuring a warm and inviting lounge and a modern kitchen diner complete with built in oven and hob.

Upstairs, you will find two well proportioned double bedrooms, with bedroom one benefiting from built in wardrobes, along with a family bathroom fitted with a shower over the bath.

The home also enjoys modern comforts including UPVC double glazing and efficient gas central heating via a combination boiler. At the front, a double driveway provides valuable off street parking.

To the rear, the garden, accessed from the kitchen diner, is arranged with patio and AstroTurf for low maintenance living, creating a lovely space to relax or entertain.

In short, this is an easy home to settle into and a wonderful opportunity for anyone starting out on their home ownership journey.

Living Room 12'8" max x 11'6" (3.88 max x 3.51)

Kitchen/Dining Room 15'9" x 9'6" max (4.81 x 2.90 max)

Bedroom One 12'8" x 11'5" max (3.88 x 3.49 max)

Bedroom Two 9'6" x 9'5" (2.91 x 2.88)

Bathroom 5'10" x 5'2" (1.79 x 1.60)

Tenure Status - Freehold

Council Tax - Band B









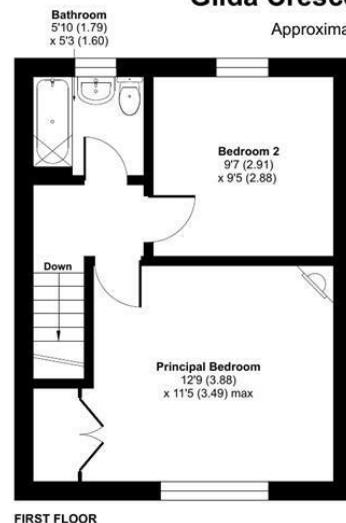




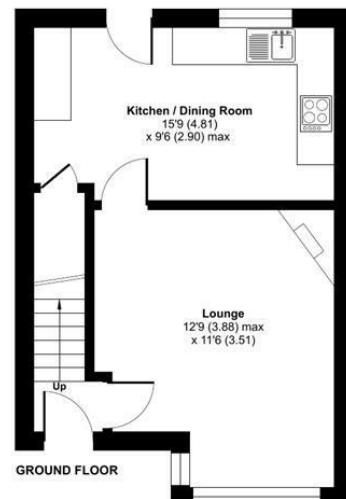
Gilda Crescent, Bristol, BS14

Approximate Area = 705 sq ft / 65.4 sq m

For identification only - Not to scale



FIRST FLOOR



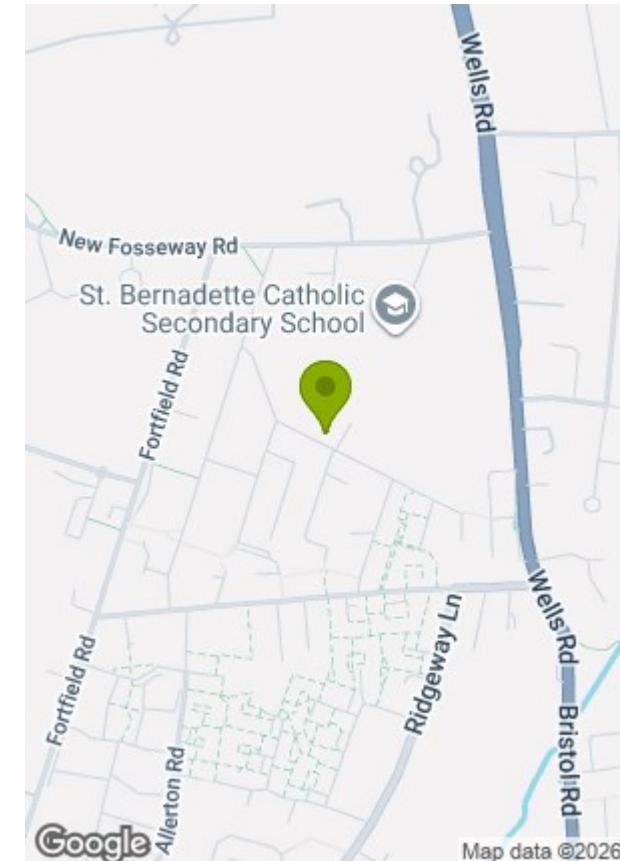
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Greenwoods Property Centre. REF: 1388282



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-34)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-34)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			