



46 Allerton Crescent, Bristol, BS14 9PU

£395,000



- Energy Rating - D
- Two Dormer Extensions
- En-Suite
- Ground Floor Shower Room
- Close To Local Amenities
- Three Bedroom Home
- Conservatory
- Dressing Room
- Gas Central Heating & UPVC Double Glazing

Enjoying a prime location, this property offers convenient access to a wide range of amenities, including the lively Hengrove Leisure Park, South Bristol Skills Academy, and South Bristol Community Hospital. Residents can take advantage of nearby entertainment options, diverse dining choices, and essential services, with schools and supermarkets—such as the conveniently located Asda Supermarket—catering to everyday needs. Commuters will appreciate the excellent transport links, with the A4174 providing swift access to Bristol Airport and the Metro Link ensuring easy travel to the City Centre.

This beautifully presented and extended three-bedroom semi-detached dormer bungalow is located in a highly sought-after area of Whitchurch. The accommodation comprises a spacious lounge, a modern kitchen, and a bright dining room with French doors leading into a charming conservatory, added by the current owners. The ground floor also features a contemporary shower room and a versatile third bedroom.

On the upper floor, you'll find two well-proportioned bedrooms, with Bedroom One benefiting from a private en-suite and access to a dressing room.

Additional benefits include uPVC double glazing, gas central heating with a combination boiler, and a driveway providing off-street parking. The property also has a mature, enclosed rear garden, which includes a garden shed currently used as an entertaining space—ideal for social gatherings.

Living Room 13'0" x 10'6" (3.98 x 3.21)

Kitchen 9'11" x 8'9" (3.04 x 2.69)

Dining Room 16'6" x 10'6" (5.05 x 3.22)

Conservatory

Bedroom Three/Study 9'5" x 8'10" (2.89 x 2.70)

Shower Room 6'5" x 5'6" (1.96 x 1.68)

Bedroom One 11'1" x 10'4" (3.38 x 3.17)

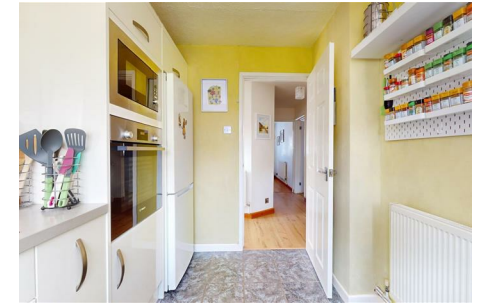
En-Suite 8'6" x 3'4" max (2.61 x 1.02 max)

Dressing Room 10'3" max x 7'11" (3.14 max x 2.43)

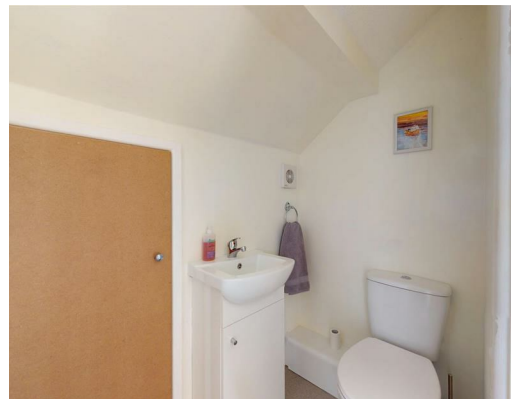
Bedroom Two 10'7" x 8'5" (3.25 x 2.57)

Tenure - Freehold

Council Tax Band - C

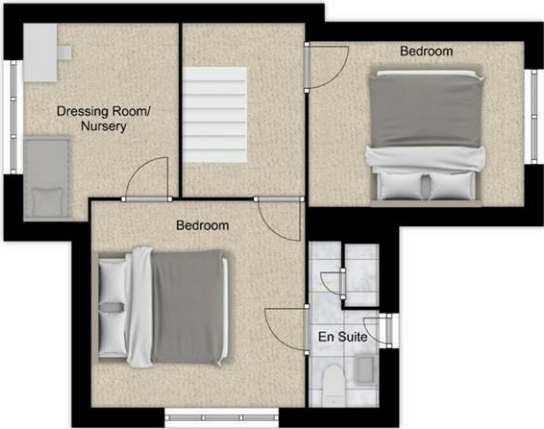




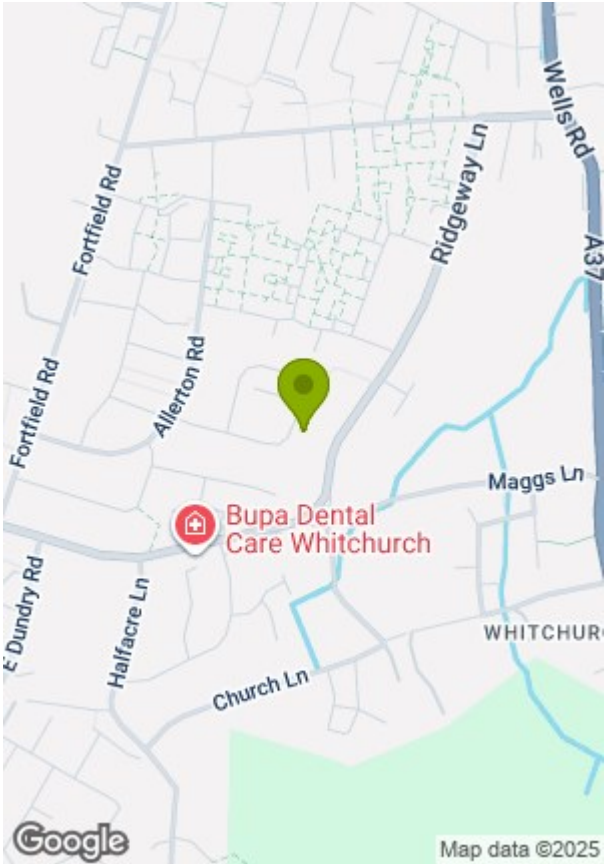








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England & Wales		
EU Directive 2002/91/EC		

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

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