



32 Crome Road, Bristol, BS7

£350,000 *Freehold*



Entrance porch, hallway, open plan living / dining & kitchen. Master bedroom with ensuite, bedrooms 2 and bathroom. downstairs loo / utility room.

Level west facing garden, off street parking with electric car charging point on the driveway, visitors parking.

KEY FEATURES

- Energy Performance rated A
- Air source Heat Pump
- Tesla battery
- 2 bedrooms and 2 bath/shower rooms
- Open plan living space with stylish kitchen



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01179 838383 | bishopston@winkworth.co.uk

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A highly energy efficient house built in 2024 with an Energy Performance rating of A.

This attractive semi detached house has been designed to combine counterpart living space with high energy efficiency, the focused of providing a house that would have low energy use and running cost, with benefits including solar panelled roof, well insulated walls and roof space, energy efficient air source heat pump supplying the heating and hot water, double glazing throughout.

The vendors have installed the solar panels and tesla battery, which covers all their electricity costs as well as selling some back to the grid.

The ground floor living space has windows on 3 sides providing lots of light through the double glazed windows and patio doors. Newly laid oak flooring. The space leads directly out to the level west facing garden with a patio terrace and small lawned area (back gate).

There is a stylish Symphony kitchen with built-in stainless steel AEG oven, AEG built-in microwave, hob, AEG and telescopic extractor hood fully vented. Integrated AEG fridge freezer and dishwasher.

Integrated AEG washer/dryer in utility room.

Upstairs there are 2 double bedrooms and two bath/shower rooms each with contemporary white sanitaryware and heated towel rails.





LOCATION

Lockleaze is within easy reach of the Stoke Park Estate, the University of West England and the local amenities in Gainsborough Square & Cheswick Village.

Including a community centre, cafes, mini market, lockleaze sport centre and horfield health centre.

There are frequent buses with at popular areas of town including Gloucester Road and Stokes Croft and the city centre.

Bristol City Centre via Concorde Cycle Route.

Filton Abbey Wood train station is approximately 1.5 miles offering frequent travel links to London.

MATERIAL INFO

Tenure: Freehold

Service Charge: £80 per annum

Estate charges: N/A

Council Tax Band: B (£2110.64)

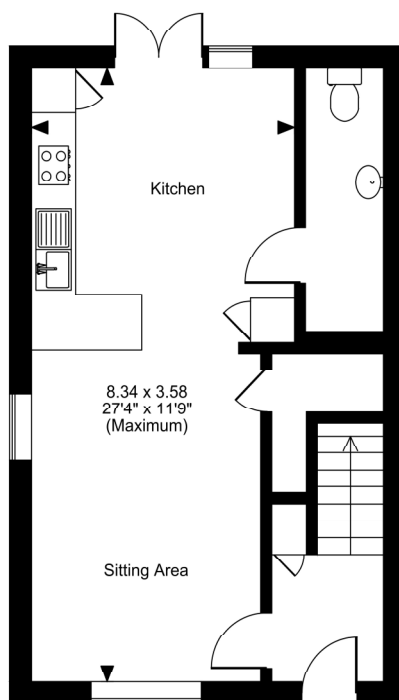
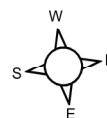
EPC rating: A

Broadband: Vodaphone ultrafast. Ethernet in all rooms.

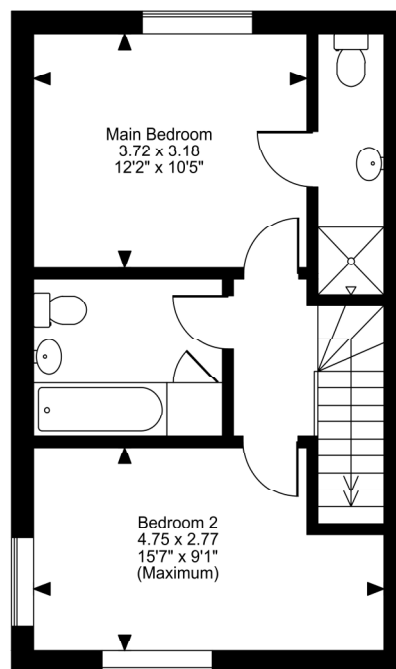
Mobile: Mobile Vodaphone 5G inside and outside.

NHBC Building warranty. 7.5 years

Crome Road, Bristol
Approximate Gross Internal Area
844 Sq Ft/78 Sq M



Ground Floor

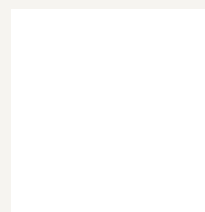


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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