



ASKING PRICE

**£325,000**

**Webb Crescent**

Bristol, BS37 7EE



## PROPERTY SUMMARY

This beautifully presented home offers a welcoming hallway that leads to a convenient downstairs cloakroom and a stylish kitchen/diner, complete with integral appliances and a window overlooking the front aspect. The spacious living room sits at the rear of the property and features double doors that open out onto a generous garden, perfect for relaxing or entertaining.

Upstairs, there are three well proportioned bedrooms, including a principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, and there's also access to useful fully board (with shelving) loft space for storage.

Outside, the rear garden is both spacious and thoughtfully landscaped, with an impressive patio ideal for outdoor dining and a well maintained lawn. To the front, the property benefits from off road parking for two vehicles.

There is a service charge of approx £250 per annum paid to Pinnacle Management Company.

3



2



2











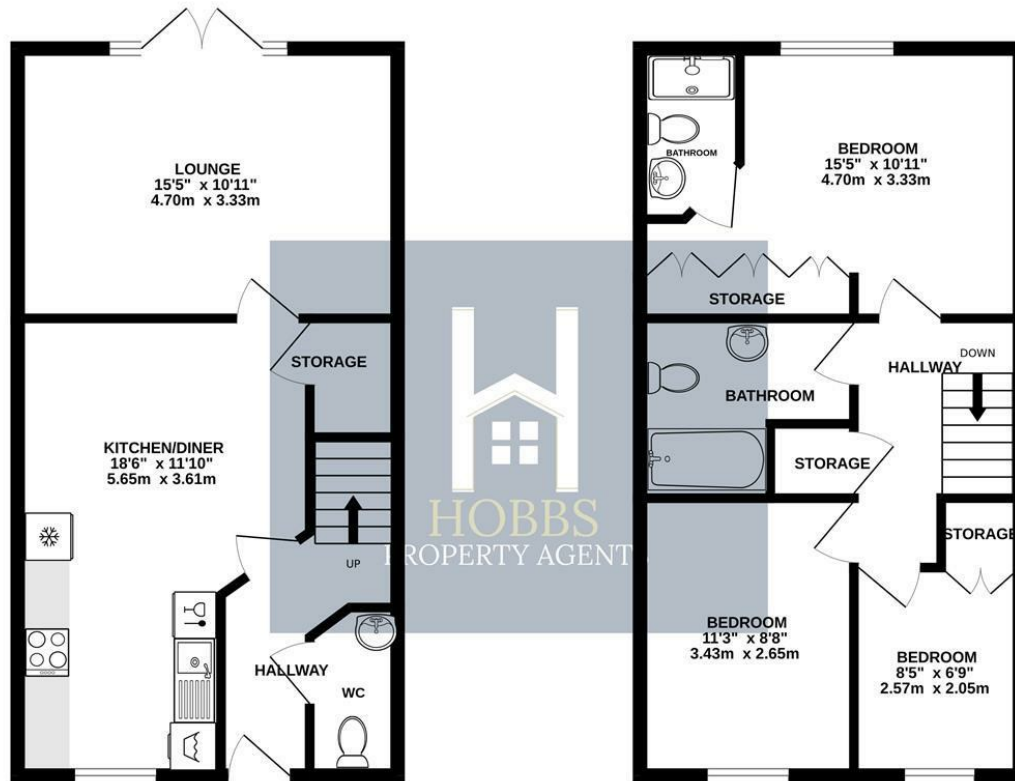






GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

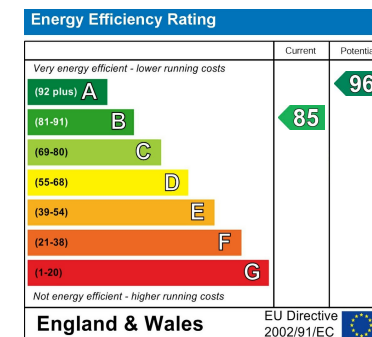
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk