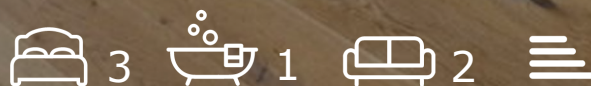




67 Wootton Crescent  
, Bristol, BS4 4AN

Asking price **£395,000**



# 67 Wootton Crescent



## Description

Beautifully presented 1930's terrace located in St Annes. With St Annes Woods and the Riverside on your doorstep you get to enjoy nature whilst being close to local shops, cafes, Catleys bakery and links into the city.

The ground floor offers a bayed living room with wood burning stove and a bright kitchen dining room with views of the woods. Upstairs you'll find a great size bayed bedroom to the front along with another double with views to the rear. There's a single room ideal as a study or nursery and a modern bathroom suite.

Outside to the rear the terraced garden offers a decked seating area, lawn and well planted raised beds to attract the pollinators! Steps lead down to the lower terrace with an alfresco dining space with a little shade from an incredible Monkey Puzzle tree. Further down the garden you'll find rear access to the garage and a path straight into the woods.

- 1930's TERRACE
- RIVERSIDE NEARBY
- BAYED LIVING ROOM
- UPSTAIRS BATHROOM
- GARAGE
- BACKING ONTO ST ANNES WOODS
- THREE BEDROOMS
- KITCHEN/DINER
- STUNNING GARDENS
- SOLAR PANELS

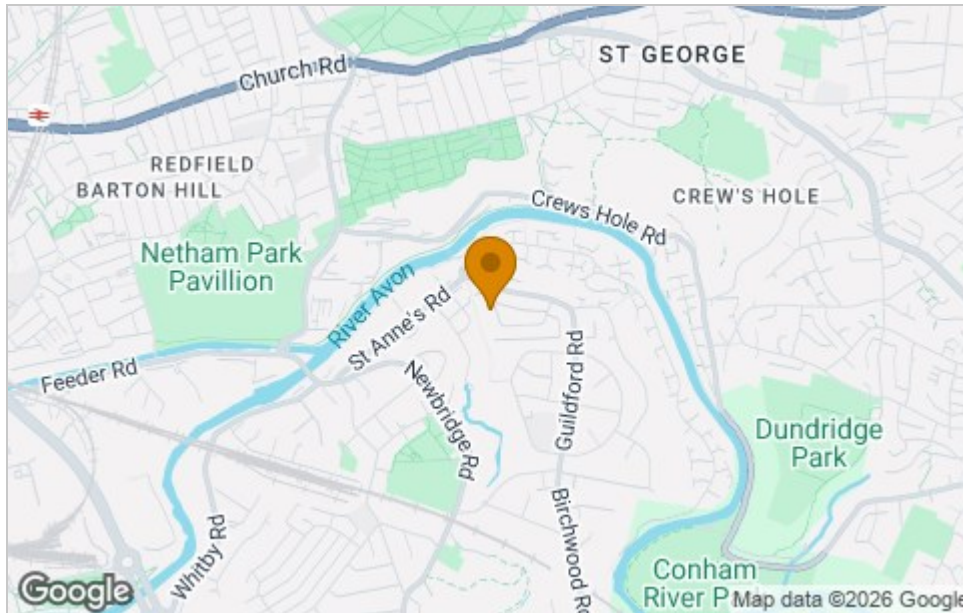




## Floor Plan



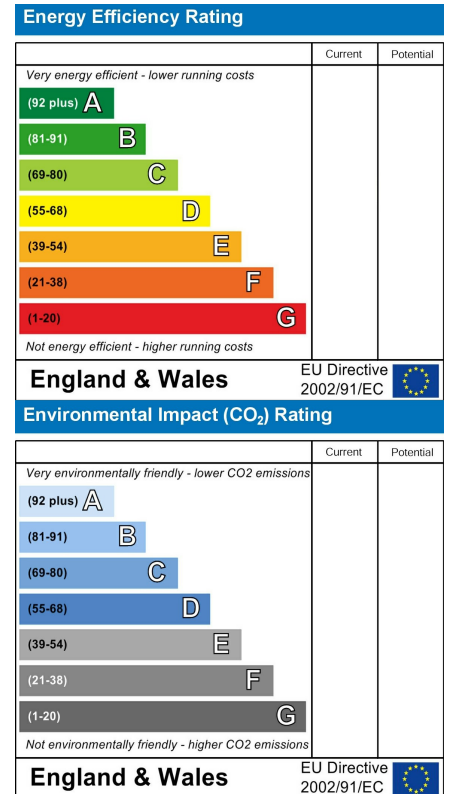
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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