

for sale

offers in excess of **£425,000**



London Road Warmley Bristol BS30 5JB

A modern four-bedroom home set over three spacious floors, offering versatile family accommodation, a landscaped rear garden and allocated parking opposite. Located in the popular Warmley area of Bristol, early viewing is recommended!



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Ground Floor Accommodation

Entrance Hall

Access to Kitchen, Cloakroom and Living / Dining Room, Stairs up to First Floor

Living / Dining Room

Double Glazed Window and French Doors to Rear, Under Floor Heating, Under Stairs Storage Cupboard

Kitchen

Double Glazed Window to Front, Range of Modern Gloss Wall and Base Units with Work Surface and Matching Up Stands Over, Inset One and Half Bowl Sink with Mixer Tap, Built in Oven with Gas Hob Over, Integrated Washing Machine and Fridge / Freezer, Under Floor Heating

Cloakroom

WC and Wash Hand Basin



First Floor Accommodation

Bedroom 1

Double Glazed Window to Rear, Radiator

Bedroom 2

2 x Double Glazed Windows to Front, Radiator

Bathroom

Four Piece Suite Comprising of WC, Vanity Sink Unit, Bath and Shower Enclosure, Tiled to Water Sensitive Areas

Second Floor Accommodation

Bedroom 3

Double Glazed Window to Rear, Radiator

Bedroom 4

Double Glazed Window to Front, Radiator

Shower Room

Three Piece Suite Comprising of WC, Pedestal Sink and Shower Enclosure, Tiled to Water Sensitive Areas

External Features

Rear Garden

Enclosed via Fence Panels, Mostly Laid to Lawn with Patio and Decking Areas

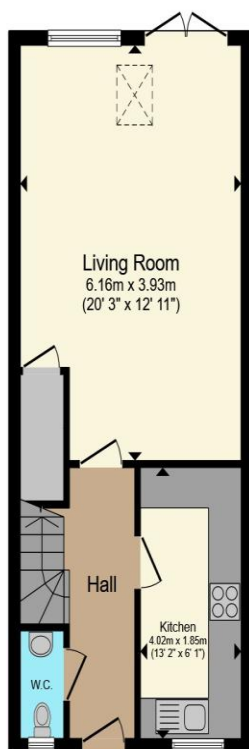
Parking

Allocated Parking Opposite the Property

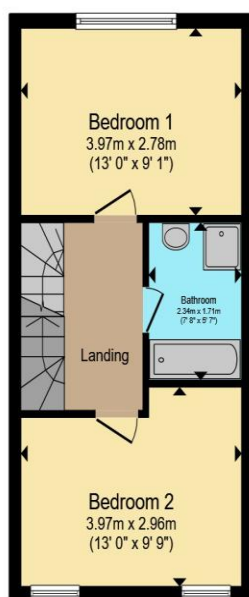
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

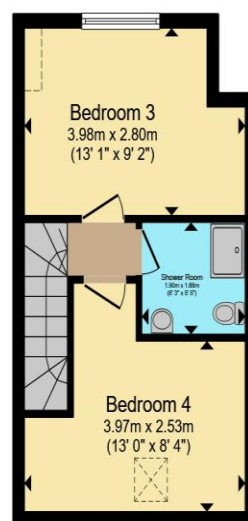




Ground Floor



First Floor



Second Floor

Total floor area 103.5 m² (1,114 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 0117 932 8684

E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
BRISTOL BS30 9DD

Property Ref: BLG104697 - 0002

Tenure: Freehold EPC Rating: B

Council Tax Band: B

view this property online

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