



4, Hoylake Drive, Warmley Bristol, South
Gloucestershire, BS30 8GS

Offers in excess of
£325,000

We are pleased to offer for sale this well presented three bedroom end of terrace property. The property set within a popular area of Warmley, comprises to the ground floor of entrance porch with access into the entrance hall and doors leading into the lounge/dining room, with access onto an enclosed garden and access into the kitchen. To the first floor are three bedrooms and a modern bathroom suite. To the outside of the property are enclosed gardens, with a garage with power and light supply and additional parking to the front. Viewing Highly recommended.

Entrance

uPVC double glazed entrance door with uPVC double glazed side panel leading into the entrance porch.

Entrance Porch

Vinyl flooring, Wood glazed door leading to the entrance hallway, gas and electric meters.

Hallway

Wood floor, double radiator, stairs to the first floor, door to the lounge/dining room.

Lounge Area

13' 1" x 9' 4" (4.00m x 2.84m)
uPVC double glazed window to the front, wood flooring, under stairs storage cupboard, TV aerial point, double radiator.

Dining Area

9' 10" x 8' 6" (3.00m x 2.58m)
uPVC double glazed patio doors leading to the rear garden, single radiator, wood flooring, door to the kitchen.

Kitchen

9' 10" x 6' 11" (3.00m x 2.12m)
uPVC double glazed window to the rear, range of grey wall and base units with rolled edge worksurfaces incorporating one and half bowl composite sink with mixer tap and tiled splashbacks, integral electric oven and hob with extractor over, space for fridge freezer, washing machine and dishwasher, vinyl flooring, single radiator.

First Floor Landing

Access to all bedrooms and bathroom.

Bedroom One

9' 7" x 9' 0" (2.93m x 2.75m)
uPVC double glazed window to the rear, single radiator, built in storage cupboard.

Bedroom Two

9' 11" x 6' 7" (3.01m x 2.01m)
uPVC double glazed window to the front, single radiator.





Bedroom Three

6' 9" x 5' 10" (2.06m x 1.79m)

uPVC double glazed window to the front, single radiator, cupboard housing combination boiler.

Bathroom

uPVC obscure window to the rear, white suite comprising shower bath with curved screen and oversized shower head, low level WC, wash hand basin built into a combination unit, stainless steel ladder effect radiator, tiled floor.

Front Garden

Laid to lawn with path to the front door, Driveway providing off street parking.

Rear Garden

Laid to lawn and patio's enclosed by a wood lap fencing, outside water tap and electric sockets, courtesy door to the garage.

Garage

With up and over door, power and light supply, courtesy door to the rear garden.

Tenure

The property is Freehold

Council Tax

The council tax is a Band C



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol