



8, Mariston Way, Warmley, Bristol, South  
Gloucestershire, BS30 8UD

£310,000



OFFERED FOR SALE WITH NO ONWARD CHAIN is this well presented three-bedroom semi-detached house. Set within a cul de sac location in Warmley, this spacious property offers more than you might expect. The house itself briefly comprises of generous accommodation to include an entrance hallway with a half-turn staircase which leads into a light and airy lounge/diner and a generous kitchen. Upstairs there are three well proportioned bedrooms and a modern white suite family bathroom. Further benefits include a single garage with power and light, off street parking for two cars, a south facing rear garden and a recently installed 'Worcester Boiler' (one year old). Well placed for Bristol and Bath City Centres and all local amenities, schools, Dr's surgery, the Ring Road and Aspects Leisure Centre, early viewing of this fine property is highly recommended.

### Entrance

Upvc double glazed obscure door with matching side panel into the hallway.

### Hallway

Half turn staircase to the first floor. double radiator, under stair storage cupboard, further storage cupboard, doors into the lounge/diner and kitchen.

### Lounge/Dining Room

18' 10" x 13' 4" narrowing to 10'0" (5.74m x 4.07m narrowing to 3.04m)

Double glazed patio doors and window overlooking the garden, double radiator and single radiator, TV and telephone points.

### Kitchen

8' 11" x 12' 8" (2.71m x 3.87m)

Upvc double glazed window to the rear, range of white wall and base units with rolled edge worksurfaces and tiled splashbacks, 1.5 bowl composite sink unit with mixer tap, space for a gas cooker, space for a washing machine, space for a dishwasher, space for fridge freezer,

wall mounted 'Worcester' gas combination boiler (approx 1 year old), larder storage cupboard.

### First Floor Landing

Upvc double glazed window to the front, Upvc double glazed window to the side, access to an insulated loft space, generous storage cupboard, doors to bedrooms and bathroom.

### Bedroom One

12' 4" x 9' 9" (3.76m x 2.96m)

Upvc double glazed window to the rear, radiator, TV aerial point.

### Bedroom Two

10' 2" x 6' 9" (3.09m x 2.07m)

Upvc double glazed window to the rear, radiator.

### Bedroom Three

10' 2" x 6' 8" (3.09m x 2.03m)

Upvc double glazed window to the front, single radiator, laminate flooring.

### Bathroom

Upvc double glazed obscure window to the front, white suite comprising bath with shower







attachment over, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls.

### Front Garden

There is gated access to the front garden with a pathway leading to the front door. The garden is enclosed and mainly laid to shingle with an outside tap.

### Rear Garden

The enclosed and private, south facing rear garden is of a generous size with raised flower and shrub borders and a circular lawn and patio.



### Garage

16' 2" x 8' 3" (4.94m x 2.52m)

There is a garage located to the front of the property with an up and over door and power and light supply. There is a driveway to the side of the garage which provides off street parking for one vehicle currently however this could be extended to provide an additional parking space.

### Council Tax

Council Tax Band C

### Tenure

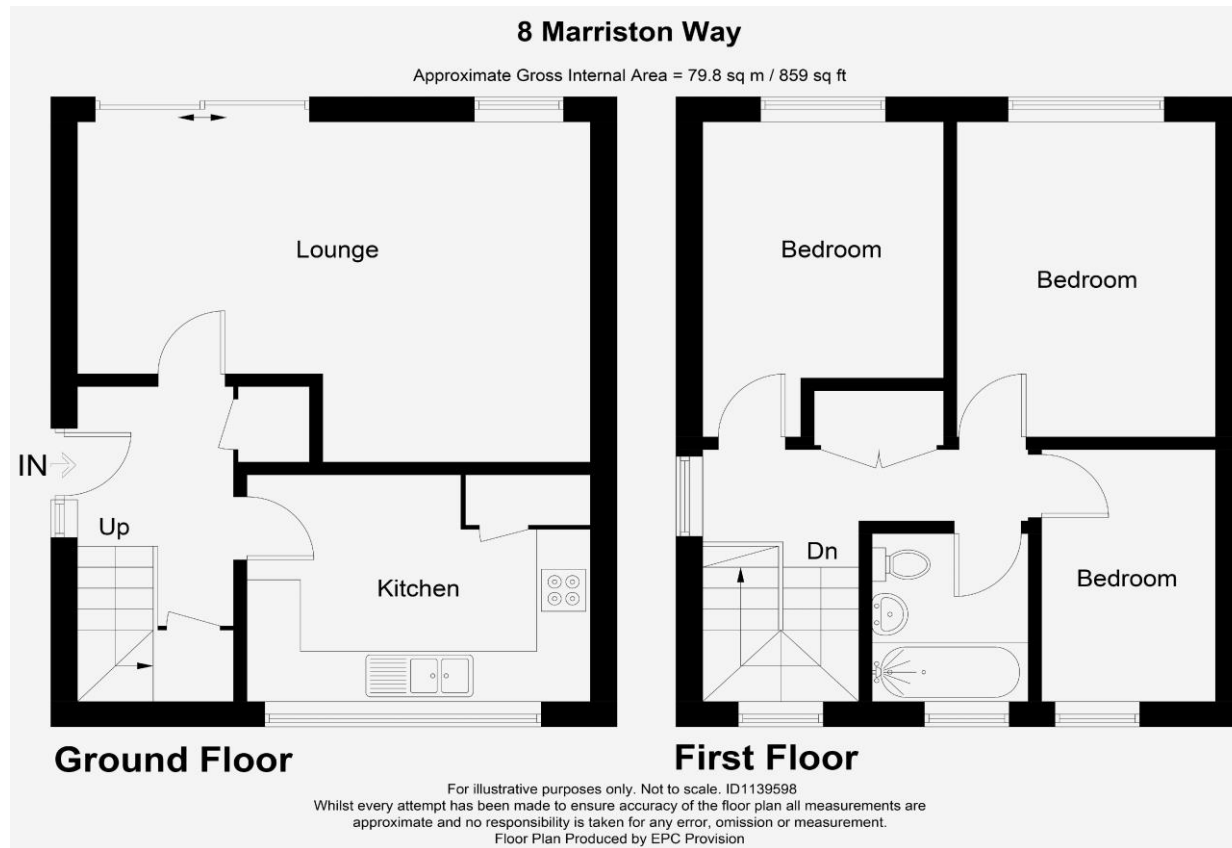
Freehold

### Local Authority

South Gloucestershire



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>86 B</b>
69-80	<b>C</b>	<b>72 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed 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