



30, Marygold Leaze, Warmley Bristol, South
Gloucestershire, BS30 8AS

£325,000

Offered with No onward chain is this family home set within a popular area of Warmley. This ideal family home in need of some updating but offers well planned accommodation comprises to the ground floor of an entrance porch leading into the entrance hallway with door leading to a spacious kitchen/dining room with access into a light and airy lounge. To the first floor are two generous bedrooms and a modern family bathroom. To the second floor is the main Bedroom One with velux style windows to the front and dormer windows to the rear giving far reaching views, with the added bonus of an en suite shower room. To the outside of the property are low maintenance gardens to the front and enclosed gardens to the rear with various outbuildings.

Entrance Porch

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

Entrance Hallway

Stairs to the first floor accommodation, half glazed door leading into the kitchen/dining room/lounge, under stairs cupboard, double radiator, wood flooring.

Kitchen/Dining Room

18' 1" x 9' 7" (5.50m x 2.92m)
uPVC double glazed window to the rear, range of wall and base units with rolled edge worksurfaces, built in cooker with five ring gas cooker hob and extractor over, composite sink unit with mixer tap over, plumbing for automatic washing machine, plumbing for fridge/freezer, breakfast bar, wood floor, uPVC double glazed patio doors leading to the rear garden, ceiling spotlights, wall unit, single radiator, square archway leading to the lounge.

Lounge

12' 10" x 11' 9" (3.90m x 3.58m)
uPVC double glazed window to the front. Wood floor, gas fire set into wood surround set onto a marble hearth, wall lights, single radiator.

First Floor Landing

Access to the first floor bedrooms and bathroom.

Bedroom Three

11' 7" x 9' 6" (3.53m x 2.90m)
uPVC double glazed window to the rear, range of built in wardrobes, single radiator.

Bedroom Two

12' 10" x 11' 6" (3.90m x 3.50m)
uPVC double glazed window to the front, ceiling spotlights, single radiator.

Family Bathroom

uPVC double glazed frosted window to the rear, Panelled bath with shower screen, pedestal wash hand basin and WC set into vanity unit, tiled walls and tiled floor, stainless steel ladder radiator.





Inner Landing giving access to the master bedroom

Stairs leading to master bedroom, over stairs bulkhead, uPVC double glazed window to the front, storage cupboard.

Bedroom One

18' 4" x 14' 8" (5.60m x 4.46m)

Two velux windows to the front elevation, uPVC double glazed window to the rear, single radiator, ceiling spotlights, door leading to the shower room.

Shower Room

uPVC frosted double glazed window to the rear, Modern suite comprising low level WC, pedestal wash hand basin set into vanity unit, shower cubicle, stainless steel ladder radiator, tiled floors and walls.

Outside

Front Gardens : Paved garden with raised flower bed area, various shrubs and bushes.

Side

Gate giving shared access to the rear garden.

Rear Garden

Paved garden with various different area's, lawned area, out buildings, various shrubs and bushes.

Tenure Freehold

Council Tax Band 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 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