



7, Armstrong Drive, Warmley Bristol, South  
Gloucestershire, BS30 8RD

£260,000



Calling all first time buyers or investors. Do not miss out on this mid terrace property in a select cul de sac of Warmley. Close to the Gallagher retail park where there is a vast of shops including Marks and Spencer, Boots Next and coffee shops and within easy walking distance to the Bitton to Bath cycle path. The accommodation comprises of entrance hall, kitchen, lounge with french doors leading to the conservatory, fitted kitchen and to the first floor are two bedrooms and a shower room. To the outside of the property are enclosed gardens. The property is in need of updating but would be an ideal opportunity to step onto the property ladder.

### Entrance

uPVC double glazed door with decorative glass inserts.

### Entrance Hallway

Two storage cupboards, single radiator, stairs to the first floor accommodation, door to the lounge, door to the kitchen.

### Kitchen

9' 5" x 6' 0" (2.86m x 1.83m)

Wood double glazed window to the front, range of white wall and base units with rolled edge work surfaces, tiled splashbacks, stainless steel sink, wall mounted boiler, integrated electric oven and gas hob with extractor over, space for fridge freezer and washing machine, single radiator.

### Lounge

14' 5" x 12' 8" (4.39m x 3.85m)

Wood double glazed french doors with window to the sides leading to the conservatory

### Conservatory

8' 2" x 5' 4" (2.48m x 1.62m)

uPVC construction with roof vent, french doors with two side windows leading to the rear garden.

### First Floor Landing

Access to the loft space, doors leading to the bedrooms and shower room.

### Shower Room

6' 2" x 6' 5" (1.87m x 1.95m)

White suite comprising low level WC, pedestal wash hand basin, double shower cubicle with electric shower, part tiled walls, single radiator, vinyl flooring.

### Bedroom One

8' 2" x 12' 8" narrowing to 9'1" (2.50m x 3.85m narrowing to 2.78m)

Wood double glazed window to the front, single radiator, cupboard housing hot water tank.

### Bedroom Two

12' 8" x 8' 9" (3.86m x 2.66m)

Wood double glazed window to the rear, single radiator.





## Outside

### Front Garden

Laid to shingle, path leading to the front door. Two allocated parking spaces.

### Rear Gardens

Shrub borders, enclosed by wood fencing.

### Tenure

The property is Freehold

Council Tax  
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