



111, Earlstone Crescent, Warmley Bristol,
South Gloucestershire, BS30 8AF

£320,000

Set within a popular area of Warmley/Cadbury Heath is this well presented mid terrace property set within walking distance of all local amenities, Gallagher Retail Park, schools and the Bristol to Bath cycle path. The properties comprises of an entrance hallway with doors leading to a spacious lounge and access to the kitchen / breakfast room with uPVC double glazed french doors leading onto the garden. To the first floor are three good size bedrooms and a modern bathroom suite. To the outside is a stone outbuilding which lends itself to a utility room, laid to lawn and a patio area and decked area to enjoy the sunny weather. Viewing is highly recommended.

Entrance

Composite front door with double glazed side panel.

Entrance Hallway

Wood floor, single radiator, cupboard housing electric and gas meters, stairs leading to the first floor accommodation, under stairs storage cupboard, door leading to the kitchen and door leading to the lounge.

Lounge

11' 9" x 12' 8" (3.58m x 3.86m)

uPVC double glazed window to the front, double radiator, feature shelving with inset lights.

Kitchen/Dining Room

9' 6" x 18' 0" (2.89m x 5.48m)

uPVC double glazed window to the rear, range of contemporary wall and base units with square edge wood work surfaces and upstands, stainless steel sink unit with mixer, space for range style cooker, stainless steel extractor over, tiled splashbacks, space for washing machine and fridge freezer, cupboard housing

combination boiler, vertical radiator, LVT flooring, uPVC double glazed french doors leading to the rear garden.

First Floor Landing

Access to the loft space, doors leading to the bedrooms and bathroom.

Bedroom One

10' 11" x 13' 0" (3.34m x 3.96m)

uPVC double glazed window to the front, double radiator, TV aerial point, recessed hanging space.

Bedroom Two

11' 10" x 9' 6" (3.60m x 2.89m)

uPVC double glazed window to the rear, single radiator.

Bedroom Three

9' 8" x 8' 9" (2.94m x 2.67m)

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

Bathroom

7' 10" x 5' 7" (2.40m x 1.71m)

uPVC double glazed obscure window to the rear, white suite comprising of 'P' shaped bath with





shower over and glass shower screen, low level WC, wash hand basin with storage under, fully tiled walls and floor.

Outside

Stone outbuilding converted to a utility room with space for washing machine and tumble dryer, stainless steel sink with mixer, vinyl flooring.

Rear Garden

Patio Indian sandstone area, lawn and decking area, gate giving access to the front of the property, outside tap, enclosed with wood fencing.

Front Garden

Enclosed by low stone wall, mainly laid to patio.

Council Tax

Band B - South Gloucestershire

Tenure

Freehold



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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