



75, Muirfield, Warmley, Bristol, South
Gloucestershire, BS30 8GQ

£285,000

Modern Open Concept Living! If you are looking for a well presented two bedroomed home this could be the one. The property which has been greatly improved by the current vendors and is certainly worthy of an internal inspection is pleasantly tucked away in a cul-de-sac location which offers great access to the ring road, motorway links, Keynsham Railway Station and is conveniently placed between Bristol and Bath City Centres. This lovely home offers a bright, light, and airy feel with the ground floor accommodation comprising of an open concept lounge and a modern fitted kitchen with bags of storage space. Upstairs there are two bedrooms and a modern bathroom. Further benefits include gas central heating, Upvc double glazing, a driveway to the front of the property providing off street parking for two vehicles and a minimal maintenance rear garden. Sure to be of great interest, OFFERED FOR SALE WITH NO ONWARD CHAIN, early viewing is advised.

Entrance

The entrance to the property is through a composite door with glazed panel to the hallway.

Entrance Hallway

6' 11" x 3' 7" (2.1m x 1.1m)

Multi paned door into the open concept lounge/kitchen, inset spotlights, Oak flooring, shoe rack, coat hooks, cupboard housing the utility meters, feature window into the lounge.

Open concept lounge/kitchen

28' 10" x 11' 9" (8.78m x 3.59m)

Upvc double glazed window to the front, Upvc double glazed French doors and a window to the rear, two Velux windows, Oak flooring, TV point, inset spot lights, staircase to the first floor, radiator, range of wall and base units with woodblock work surfaces, tiled splash backs, space for a washing machine, space for an American fridge/freezer, stainless steel oven and gas hob, stainless steel cooker hood, composite 1.5 bowl sink unit with mixer tap, porthole window to the side, island with breakfast bar.

First Floor Landing

Upvc double glazed window to the side, Loft hatch to loft space, (gas boiler in loft space) sliding doors into the bathroom and bedroom one, door into bedroom two.

Bedroom One

9' 3" x 8' 6" (2.82m x 2.59m)

Upvc double glazed window to the rear, radiator, inset downlighting, built in storage cupboards/wardrobe, radiator.

Bedroom two

9' 0" x 6' 1" (2.75m x 1.85m)

Upvc double glazed window to the front, inset spotlights, radiator.

Bathroom

6' 0" x 5' 2" (1.82m x 1.58m)

Velux window to the front, low level WC, vanity wash hand basin, bath with storage under and rainfall shower, tiled splash backs, extractor fan, inset down lighting, heated towel rail.





Front of Property

There is a block paved driveway to the front of the property providing off street parking for two cars. There is a pathway to the side of the property providing access to the rear garden.

Rear Garden

The enclosed rear garden has a raised decked patio, flower beds and lawn area.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band B



Floorplan and EPC when available.

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