



9, Park Close, Warmley Bristol, South
Gloucestershire, BS30 8ET

£325,000

Anne James Estate agents are offering for sale this semi detached property with NO ONWARD CHAIN. The property in need of updating but has huge potential comprises to the front with hardstanding providing off street parking for a number of vehicles. The accommodation itself comprises to the ground floor of a lounge/dining room and kitchen and to the first floor are three bedrooms and a bathroom. The property benefits from uPVC double glazing Outside you will find a large garden with potential to extend.

Entrance

Upvc Door with glazed insert into:

Entrance Porch

Upvc double glazed window to the side, Upvc double glazed door to hallway.

Hallway

Stairs to first floor, doors to dining room and lounge.

Lounge

17' 3" x 9' 10" (5.26m x 3.00m)

Two Upvc double glazed windows to front and rear, double radiator.

Dining Room

12' 3" x 9' 9" (3.74m x 2.96m)

Upvc double glazed window to the front, fireplace, double radiator, door to kitchen

Kitchen

Upvc double glazed window to the side, range of wall and base units, wall mounted boiler, two storage cupboards, space for cooker and washing machine, single radiator, door to rear lobby.

Rear lobby

two doors to rear and side, door to storage cupboard, door to outhouse.

Outhouse

Belfast sink, door to W.C. storage cupboard.

Landing

Upvc double glazed window to the rear, storage cupboard, loft access, doors to bathroom and bedrooms.

Bedroom One

12' 3" x 12' 2" (3.74m x 3.72m)

Upvc double glazed window to the front, storage cupboard, single radiator.

Bedroom Two

10' 2" x 8' 9" (3.09m x 2.66m)





Upvc double glazed window to the front, storage cupboard, single radiator.

Bedroom Three

7' 0" x 6' 11" (2.14m x 2.10m)

Upvc double glazed window to the rear, single radiator.

Shower Room

Upvc double glazed obscure window to the side, fully tiled shower cubicle with electric shower, low level W.C. pedestal wash hand basin, single radiator.



Rear Garden

Large corner plot garden.

Front

Laid to tarmac providing ample off street parking.



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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