



26, Kennmoor Close, Warmley Bristol, South  
Gloucestershire, BS30 8BD

£275,000

Anne James Estate agents are pleased to offer for sale this mid terrace property set within a popular area of Warmley. The well presented accommodation comprises to the ground floor of entrance porch with access to the lounge, kitchen/dining room with a range of high gloss wall and base units and to the first floor are two generous bedrooms and modern bathroom suite. To the rear of the property are well tended gardens to the rear. To the front of the property is off street parking. The property is within easy walking distance of the Bristol to Bath Cycle path and also the Gallagher retail park with an array of shops, and coffee shops. Viewing is highly recommended.

## Entrance

Composite entrance door.

## Entrance Porch

Upvc double glazed window to the side ,tiled floor, Upvc entrance door to:

## Lounge

15' 6" x 11' 5" (4.73m x 3.48m)

Upvc double glazed window to the front with plantation shutters, understairs cupboard, single radiator, T.V. point stairs to first floor, cupboard housing electric box, swing doors into:

## Kitchen/Breakfast Room

11' 6" x 8' 11" (3.50m x 2.73m)

Upvc double glazed window and door to the rear, range of hi-gloss wall and base units with rolled edge worksurfaces, stainless steel sink with mixer tap, built-in electric oven, ceramic hob, wall mounted gas boiler, space for washing machine and fridge freezer, single radiator, tiled floor.

## Landing



Laminate flooring, loft access, doors to bedrooms and bathroom.

## Bathroom

White suite comprising of single panel bath with electric shower over, low level W.C. pedestal wash hand basin, part tiled walls, single radiator, laminate flooring, extractor fan.

## Bedroom One

11' 5" x 8' 6" (3.49m x 2.59m)

Upvc double glazed window to the rear, cupboard housing hot water tank, single radiator, laminate flooring.

## Bedroom Two

11' 5" x 6' 8" (3.49m x 2.02m)

Upvc double glazed window to the front with plantation shutters, single radiator, laminate flooring.





## Rear Garden

Laid to patio and lawn with shrub borders enclosed by wood lap fencing, two garden sheds, side gate giving access to the front.

## Front

Laid to shingle and block paviour providing off street parking.

## Tenure

Freehold

## Local Council

South Gloucestershire.

## Council Band

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.

Anne James Estate Agents Office  
Tel: 0117 9328611

89a Bath Road  
Longwell Green  
BS30 9DF  
[info@annejames.co.uk](mailto:info@annejames.co.uk)

Bristol