



46 MUIRFIELD
WARMLEY
BRISTOL
BS30 8GQ
£325,000



GREGORY'S
ESTATE AGENTS

Nestled at the end of this quiet cul-de-sac and occupying a corner plot, can be found this three bedroom, end of terrace property.

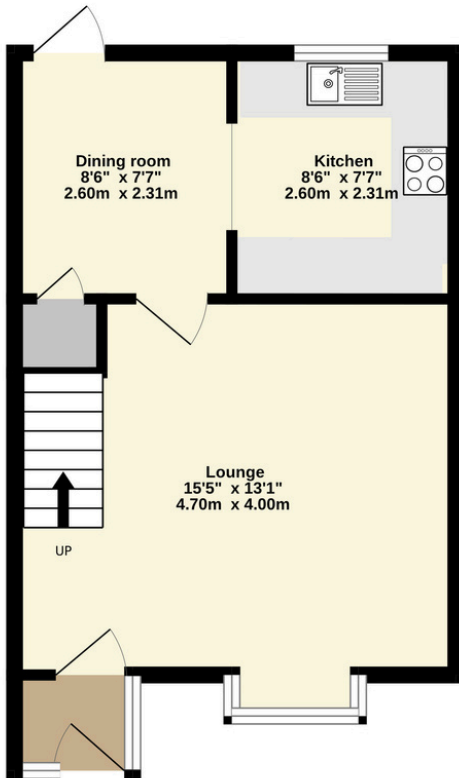
Offered to the market with no onward chain, this attractive property boasts generous outside space with gardens wrapping around the front, rear and side aspects. Furthermore a single garage and driveway provide valuable off street parking. Entrance to the property is via an added entrance porch. A real benefit as this then leads directly into the lounge. The lounge is spacious in nature, overlooks the front garden with stairs leading to the first floor. To the rear of the property, a full width kitchen / diner can be found enjoying views of the rear garden. The kitchen comprises numerous built in wall and base units with adequate space for white goods. From the dining area, access to the rear garden is by way of a Upvc double glazed 'Stable' door. To the first floor can be found three bedrooms and a bathroom.

A lovely home, one that is available with no onward chain and readily available for any genuine buyer.

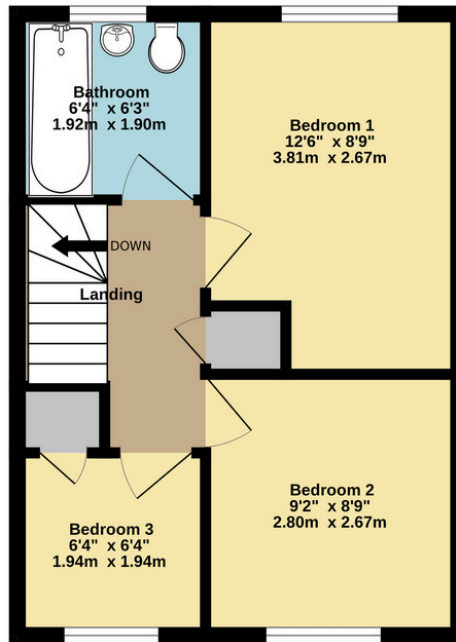




Ground Floor
358 sq.ft. (33.2 sq.m.) approx.



1st Floor
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy performance certificate (EPC)

46 Muirfield Warmley BRISTOL BS30 8GQ	Energy rating	Valid until:	15 July 2034
	C	Certificate number:	3734-9023-0400-0216-0296

Property type	End-terrace house
Total floor area	63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

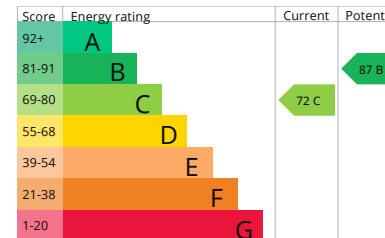
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



GREGORYS
— ESTATE AGENTS —

0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

