

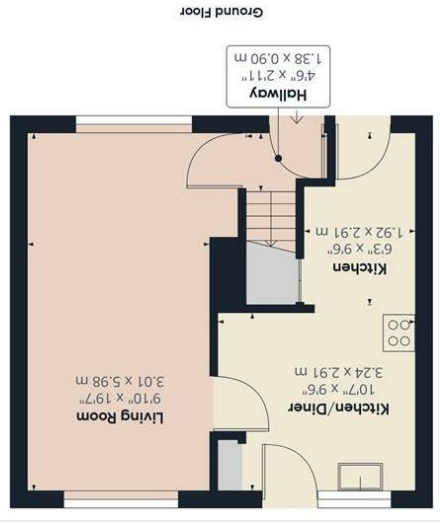
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway 4'6" x 9'6" (1.38 x 2.91)
- Living Room 9'10" x 19'7" (3.01 x 5.98)
- Kitchen/Diner 10'7" x 9'6" (3.24 x 2.91)
- First Floor Landing 791.95 ft² 73.57 m²
- Bedroom 13'3" x 8'11" (4.04 x 2.72)
- Bedroom 11'6" x 10'3" (3.53 x 3.13)
- Bedroom 6'3" x 10'10" (1.93 x 3.31)
- Bathroom 7'8" x 5'6" (2.36 x 1.70)
- Bedroom 7'8" x 5'6" (2.36 x 1.70)

Approximate total area 791.95 ft² 73.57 m²

(1) Excluding balconies and terraces.

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



- Well presented and well proportioned home
- Lounge
- Kitchen/Diner
- Three bedrooms
- Garden room/storage
- Three double Bedrooms
- Double glazing
- Gas central heating
- Ready to move into!

48 Queens Road, Warmley, Bristol, BS30 8EJ
£290,000 Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

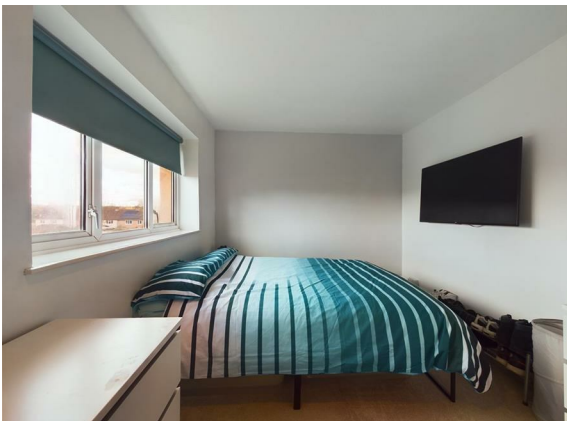
BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



An extremely well presented, and well proportioned, three bedroom home. Popular location, good sized front and rear garden, entrance hallway, lounge, kitchen/diner, garden room/storage, three double bedrooms and a modern, upstairs family bathroom. With double glazing and gas central heating, this is a home ready to move into.



what the owners will miss

I'm going to miss going out to the back garden early in the morning and hearing the birds, and some of my neighbours - they're very friendly and look out for each other and being able to lay out in the sun in the garden (it gets a lot of sun).



the location

Well placed between both Bristol and Bath there are local schools and shops within easy walking distance. Nearby is Jubilee Park and Longwell Green district centre with its retail park including Marks and Spencer, Next and Costa. Bristol 5.3 miles Bath 8.0 miles

just a thought...

If you hadn't considered this area before, think again! Deceptively spacious house, surprisingly conveniently located, offering the best of city living, yet with green space a short distance away. Viewing highly recommended.