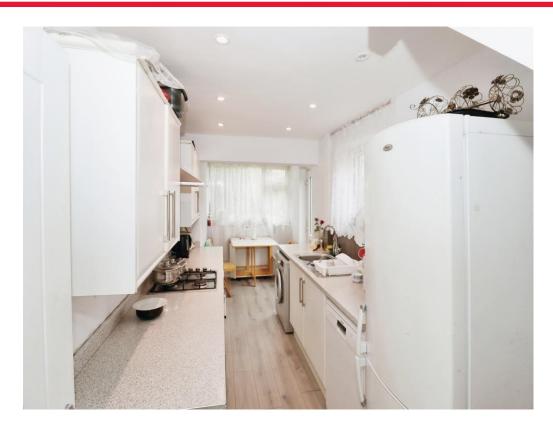


Connells

Stanley Road Warmley Bristol







# **Property Description**

A well presented detached house close to local amenities, This property offers entrance hall, good size modern style kitchen/breakfast room, lounge and dining room. To the first floor are three good size bedrooms and bathroom. To the front is a driveway for 2-3 vehicles and to the rear is a private enclosed garden. Viewing is highly recommended.

### **Entrance Hall**

Double glazed door to front, storage cupboard, understairs storage, stairs to first floor.

### Lounge

12' 3" x 13' 1" ( 3.73m x 3.99m )

Double glazed window to front, wooden style laminated flooring, radiator.

## **Dining Room**

11' 8" x 9' 5" ( 3.56m x 2.87m )

Double glazed window to rear, radiator, Wooden style laminate flooring.

### Kitchen

 $6^{\circ}\,5^{\circ}$  MAX x 18 $^{\circ}\,6^{\circ}$  ( 1.96m MAX x 5.64m )

Double glazed window to rear, range of wall and base units, glass splashbacks, integrated gas cooker and hob with over cooker hood, space for fridge freezer, dishwasher and washing machine, double glazed window to side, radiator.

# Landing

Double glazed window to side, loft access with drop down light.

### **Bedroom One**

10' 1" x 13' 1" ( 3.07m x 3.99m )

Double glazed window to front, radiator, built in storage.

## **Bedroom Two**

9' 5" x 12' 2" ( 2.87m x 3.71m )

Double glazed window to front, built in storage housing 3 to 4 year old combi boiler, radiator.

### **Bedroom Three**

7' 5" x 6' 4" ( 2.26m x 1.93m )
Double glazed window to front,
radiator.

#### Bathroom

Panel bath, pedestal basin, low level WC tiled splashback, radiator.

### **Rear Garden**

Side access, enclosed garden with paved seating area.









To view this property please contact Connells on

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**EPC** Rating: D

view this property online connells.co.uk/Property/BLG103593

Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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