



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' 5" MAX x 18' 6" ( 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](https://connells.co.uk/Property/BLG103593)**

Tenure: Freehold



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Property Ref: BLG103593 - 0006