



**Connells**

Chiltern Close  
Warmley Bristol



### Property Description

A well presented maisonette that has been much improved by the current owner. the property comprises entrance hall, good size lounge, modern style kitchen/dining room, two double bedrooms and modern style bathroom. Further benefits from garage and garden. Viewing is highly recommended.

### Entrance Hall

Double glazed door to the front, stairs to the first floor.

### Lounge

15' 4" x 10' 1" ( 4.67m x 3.07m )  
Double ceiling to floor window to the rear, laminate wood effect flooring,

### Kitchen/ Dining Room

18' x 6' 8" ( 5.49m x 2.03m )  
Double glazed ceiling to floor window to the front, a range of fitted wall and base units, rolled edge work tops, tiled splashbacks, one and a half bowl sink unit with mixer tap, under counter electric oven. electric hob with cooker hood over, space for fridge/freezer, space for washing machine, laminate wood effect flooring, stairs to the second floor

### First Floor Landing

Built in storage cupboards, cupboard housing the hot water tank.

### Bedroom One

12' 7" x 10' 1" ( 3.84m x 3.07m )  
Double glazed window to the rear, electric heater

### Bedroom Two

9' 8" x 6' 9" plus wardrobe recess ( 2.95m x 2.06m plus wardrobe recess )  
Double glazed window to the front, laminate wood effect flooring,

### Bathroom

Skylight, three piece bathroom suite comprising panel bath with mixer tap and shower attachment. pedestal hand basin, low level WC, tiled splashbacks, tiled flooring.

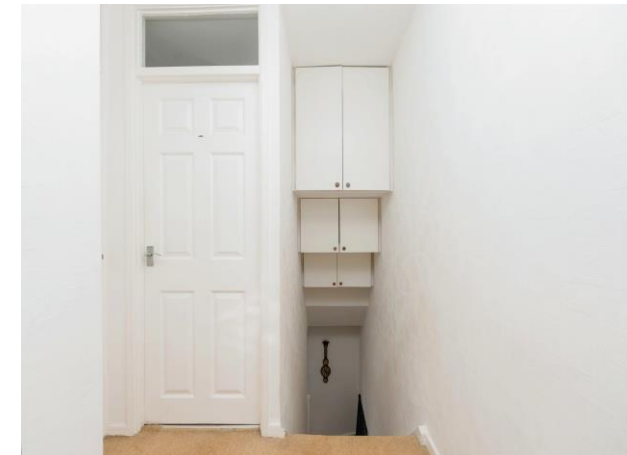
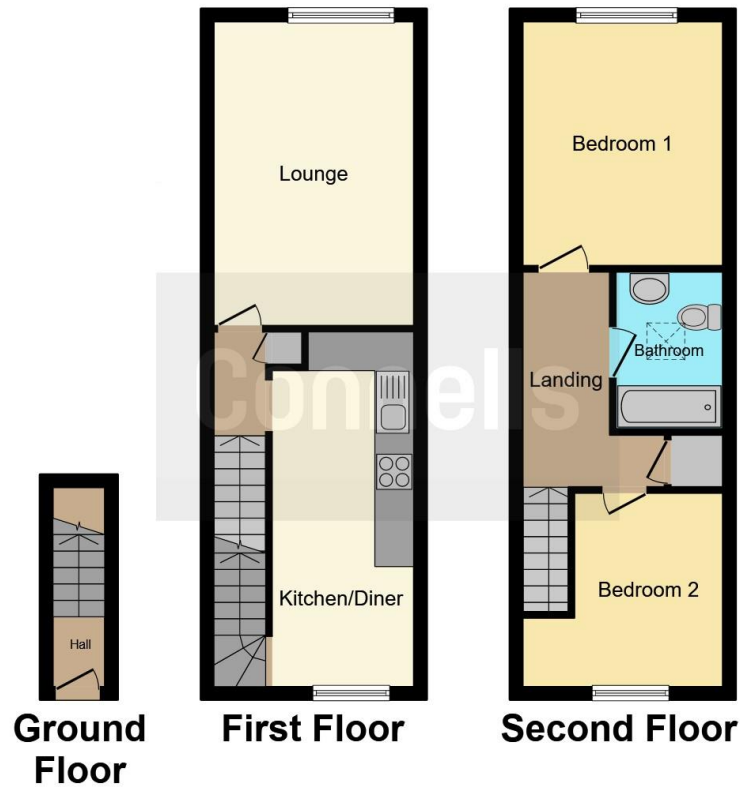
### Garden

Enclosed garden mainly ;laid to patio,

### Garage

In separate block, metal up and over door





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0117 932 8684**  
**E [longwellgreen@connells.co.uk](mailto:longwellgreen@connells.co.uk)**

131 Bath Road Longwell Green  
 BRISTOL BS30 9DD

**EPC Rating: D**

**view this property online [connells.co.uk/Property/BLG103259](http://connells.co.uk/Property/BLG103259)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLG103259 - 0008