



Connells

The Warns
Cadbury Heath Bristol

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Cadbury Heath Bristol BS30 8HJ

for sale
£300,000



Property Description

A well presented terraced house. As you enter, you'll be greeted by a good-sized entrance hall that leads to a welcoming lounge that overlooks the green to the front, ideal for relaxing with family and friends. The generous-sized kitchen/dining room provides ample space for cooking and entertaining, making it the heart of the home.

Upstairs, you'll find three good-sized bedrooms, perfect for a growing family or for use as home offices or guest rooms. The family bathroom is well-appointed and conveniently located.

The roof has recently been re-felted and re-battened.

To the rear of the property is a lovely garden, a peaceful retreat featuring two outbuildings with light and power, providing excellent storage or potential workshop space. The garden also offers side access, adding to the convenience.

This property is chain-free, making it an excellent opportunity for a smooth and hassle-free move. Don't miss the chance to make this delightful house your new home!

Entrance Hall

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

Lounge

14' 1" into bay x 11' 7" (4.29m into bay x 3.53m)

Double glazed box bay window to the front, gas fire with back boiler, radiator.

Kitchen / Dining Room

18' x 9' 4" (5.49m x 2.84m)

Double glazed window to the rear, double glazed patio doors to the conservatory, a range of fitted wall and base units, rolled edge work tops, tiled splash backs, under counter

electric oven, gas hob, space for fridge, space for freezer, stainless steel sink unit with mixer tap, radiator, space for washing machine

Conservatory

Double glazed with door leading into the rear garden this conservatory has also recently had a new roof.

First Floor Landing

Loft access with loft ladder and light and power, part boarded

Bedroom One

10' 8" plus door recess x 11' 8" from front of wardrobes (3.25m plus door recess x 3.56m from front of wardrobes)

Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two

9' 6" from front of wardrobes x 9' 5" plus door recess (2.90m from front of wardrobes x 2.87m plus door recess)

Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Three

8' 8" x 9' 7" max (2.64m x 2.92m max)

Double glazed window to the front, radiator, fitted cupboard.

Bathroom

Generous sized bathroom with double glazed frosted window to the rear, a three piece bathroom suite comprising panel bath with electric shower over, pedestal hand basin, low level WC, tiled walls, radiator.

Front Garden

Enclosed by a boundary wall with a path to the front door.

Rear Garden

Enclosed with paved patio decorative gravel, two brick built storage sheds both with light and power.





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

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Tenure: Freehold



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Property Ref: BLG104121 - 0011