

for sale

£310,000



Hazelbury Drive Bristol BS30 8UF

The area around Warmley offers great local amenities including schools, shops, healthcare services, and easy access to parks and walking routes like the Bristol & Bath Railway Path. It's a well-connected and family-friendly location.



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Entrance Hall

Double glazed door to the front, stairs to the first floor, two storage cupboards, radiator.

Lounge/ Dining Room

17' 8" x 16' 6" max (5.38m x 5.03m max)

Double glazed window and door to the front, 2 x radiators

Kitchen/Breakfast Room

10' 9" x 7' 3" (3.28m x 2.21m)

Double glazed window to the rear, a range of fitted wall and base units, rolled edge worktops, tiled splashbacks, under counter electric oven, electric hob with cooker hood over, breakfast bar, stainless steel sink unit with mixer tap, space for washing machine, space for fridge/freezer, serving hatch to lounge/dining

room

First Floor Landing

Cupboard housing the gas boiler

Bedroom One

10' 8" x 11' 1" max (3.25m x 3.38m max)

Double glazed window to the rear, radiator, loft access

Bedroom Two

10' 2" x 9' 7" (3.10m x 2.92m)

Double glazed window to the front, radiator, built in wardrobes

Bedroom Three

7' 8" x 7' 4" (2.34m x 2.24m)



Double glazed window to the front, radiator

Bathroom

Double glazed window to the rear, a three piece bathroom comprising panel bath with electric shower over, pedestal hand basin, low level WC, tiled walls, radiator

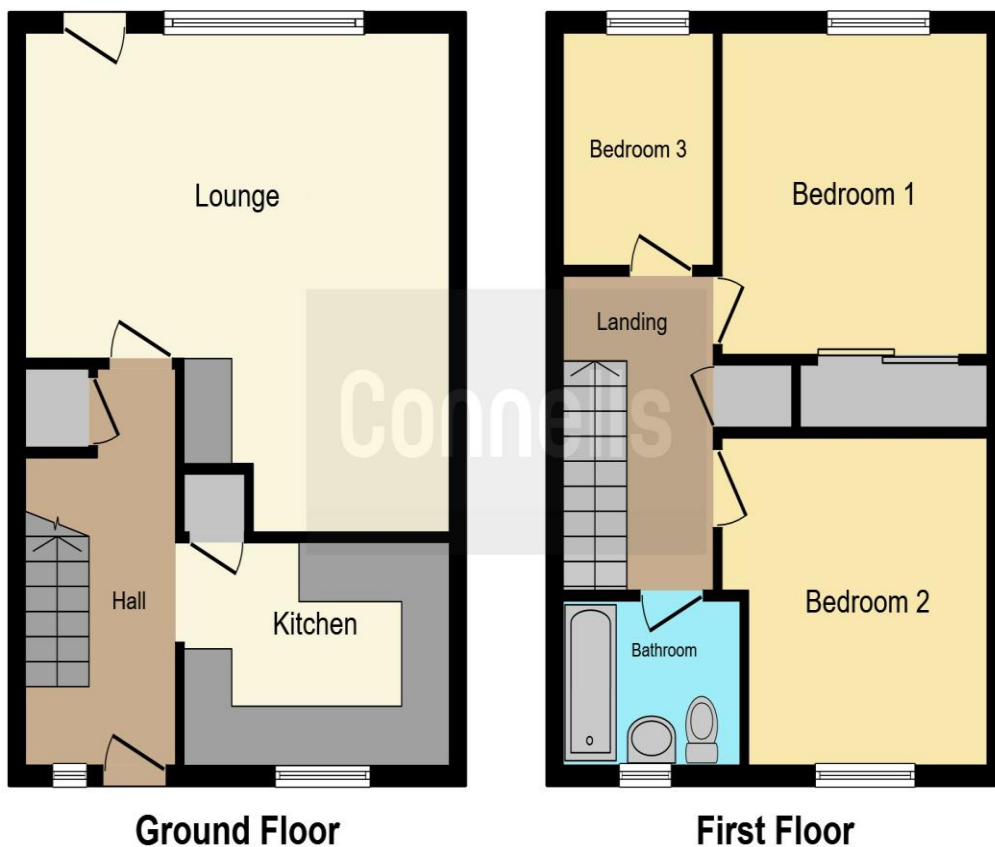
Front Garden

enclosed with lawn and path to the front door.

Rear Garden

Decorative gravel, paving, path to rear entrance





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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Property Ref: BLG104276 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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