



Connells

Chiltern Close
Warmley Bristol

Chiltern Close Warmley Bristol BS30 8UH

for sale
£315,000



Property Description

This well-presented three bedroom mid-terrace home in BS30 offers spacious accommodation throughout.

The ground floor comprises an entrance hall, lounge with wood effect flooring and a generous open plan kitchen/diner with French doors opening to the rear garden. The kitchen provides a range of fitted wall and base units, electric hob, built-in microwave with electric oven and grill, and spaces for appliances, as well as an under stairs storage cupboard. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom fitted with a panelled bath, rainfall shower and heated towel rail. Externally, the home boasts an enclosed rear garden with artificial lawn, decked seating area and gated access to a garage and allocated parking. To the front, the property is approached by a gravel driveway. Ideally located within BS30, the property is close to local amenities, schools and transport links, making it a great option for families and professionals alike.

Entrance Hall

Door leading in from the front aspect, wood effect flooring, stairs rising to the first floor, access door to lounge and radiator.

Lounge

14' 7" x 13' (4.45m x 3.96m)
Double glazed window to the front aspect, wood effect flooring, TV point under radiator,

smooth ceilings and radiator.

Kitchen/Diner

16' 2" x 9' 7" (4.93m x 2.92m)

Double glazed French doors opening out to the rear aspect, double glazed window to the rear aspect, range of wall and base units with worktops, electric hob, built-in microwave with electric

oven and grill, space for washing machine, space for dishwasher, stainless steel sink with mixer

tap, tiled walls, under stairs storage cupboard and radiator.

Landing

Loft access hatch, access to three bedrooms and family bathroom.

Bedroom One

12' 3" x 9' 3" (3.73m x 2.82m)

Double glazed window to the front aspect, smooth ceilings, carpet flooring and radiator.

Bedroom Two

Double glazed window to the rear aspect, carpet flooring and radiator.

Bedroom Three

Double glazed window to the front aspect, carpet flooring, built-in storage cupboard and

radiator.

Family Bathroom

Double glazed obscured window to the rear aspect, partially tiled walls, WC, panelled bath with

mixer tap, rainfall shower with glass screen, wash hand basin with mixer tap, heated towel rail

and vinyl flooring.

Garage

Up and over door.

Outside

Outside Front:

Gravel driveway providing access to front entrance.

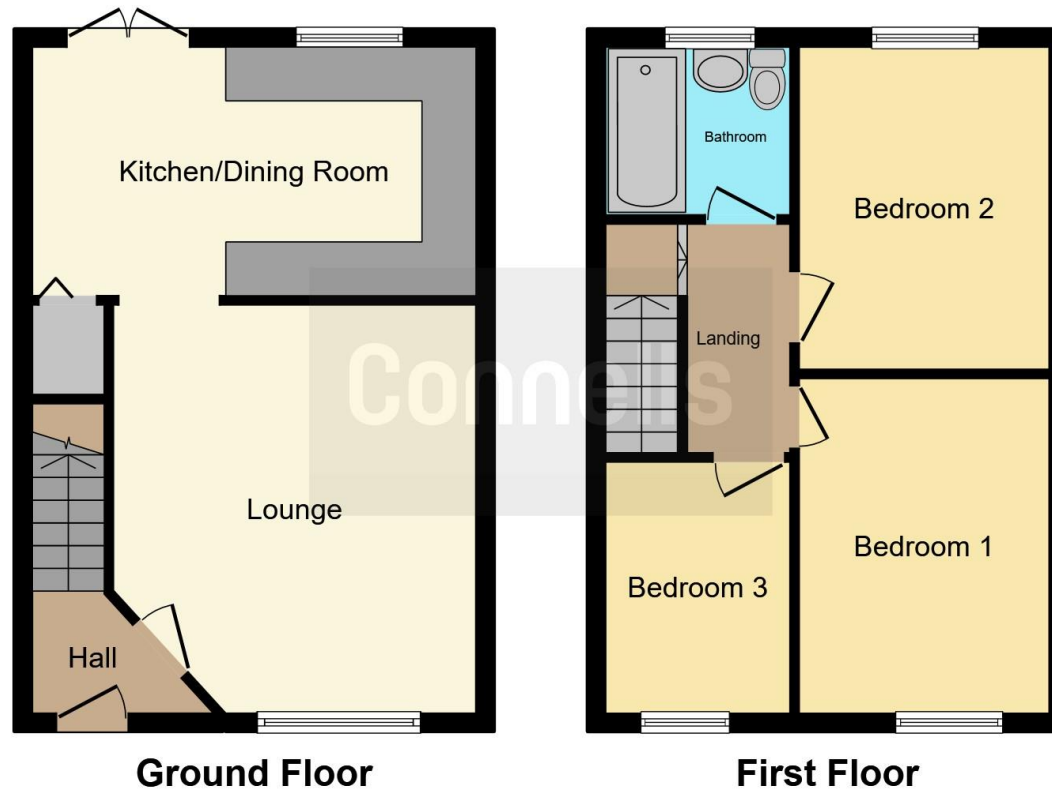
Outside Rear:

Enclosed rear garden with decked seating area, artificial lawn and gated rear access leading to garage and allocated parking.









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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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

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