



Warman Close

Stockwood, Bristol, BS14 8LZ

£345,000



- Chalet Style Family Home
- Kitchen/Breakfast room
- Second reception room/bedroom three
- Garage
- Option to extend subject to planning

- Three bedrooms
- Lounge
- Large Garden
- Off Street Parking
- NO ONWARD CHAIN

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NO ONWARD CHAIN!!! Situated on a corner plot in Stockwood close to several shops and amenities which service the area. The area is well positioned for access to both Bristol and Bath by car and transport links to include the Brislington Park and Ride and Keynsham Rail Station just minutes away by car whilst Bristol Temple Meads is also just a short journey. The property briefly comprises; entrance hallway leading to the cloakroom, shower room, kitchen and lounge which overlooks the private rear garden, all to the ground floor. To the first floor are two good size bedrooms. Further benefiting from ample off-street parking to the side and detached garage. Only an internal inspection can fully appreciate all this property has to offer.

ENTRANCE HALL

uPVC double glazed entrance door, uPVC double glazed window to side elevation, storage cupboard, meter cupboard, parquet flooring, stairs rising to the first floor.

CLOAKROOM

uPVC double glazed window to side elevation, low level w.c.

SHOWER ROOM

uPVC double glazed window to side elevation, suite comprising wash hand basin, shower enclosure with electric shower over, tiled splash backs.

RECEPTION/BEDROOM THREE

10'11 x 10'4 (3.33m x 3.15m)

uPVC double glazed window to front elevation, radiator, large understair storage cupboard.

LOUNGE

18'3 x 10'11 (5.56m x 3.33m)

uPVC double glazed doors over looking the rear garden, radiator, fire surround with wooden mantle over, t.v. point.

KITCHEN/BREAKFAST ROOM

18'4 max x 7'11 (5.59m max x 2.41m)

Door to side elevation, uPVC double glazed window to rear elevation, uPVC double glazed window to side elevation, fitted with a range of wall and base units, work tops over, tiled splash backs, built in gas hob with hood over and electric oven, stainless steel one and a half bowl single drainer sink unit, plumbing for dishwasher, plumbing for washing machine, tiled floor, Baxi floor standing gas boiler.

FIRST FLOOR LANDING

Loft hatch to sizeable loft space.

BEDROOM ONE

14'1 x 11'0 (4.29m x 3.35m)

uPVC double glazed window to rear elevation, radiator, airing cupboard, range of built in wardrobes and dressing table unit, large storage area under eaves.

BEDROOM TWO

10'11 x 10'11 (3.33m x 3.33m)

uPVC double glazed window to front elevation, radiator, large storage area under eaves.

FRONT GARDEN

Path leading to the front door, lawned area, gravelled area, flower and shrub borders, side access gate.

SIDE GARDEN

Laid mainly to lawn, fenced surrounds, tree and shrub borders, side access gate, gate leading to the rear garden.

REAR GARDEN

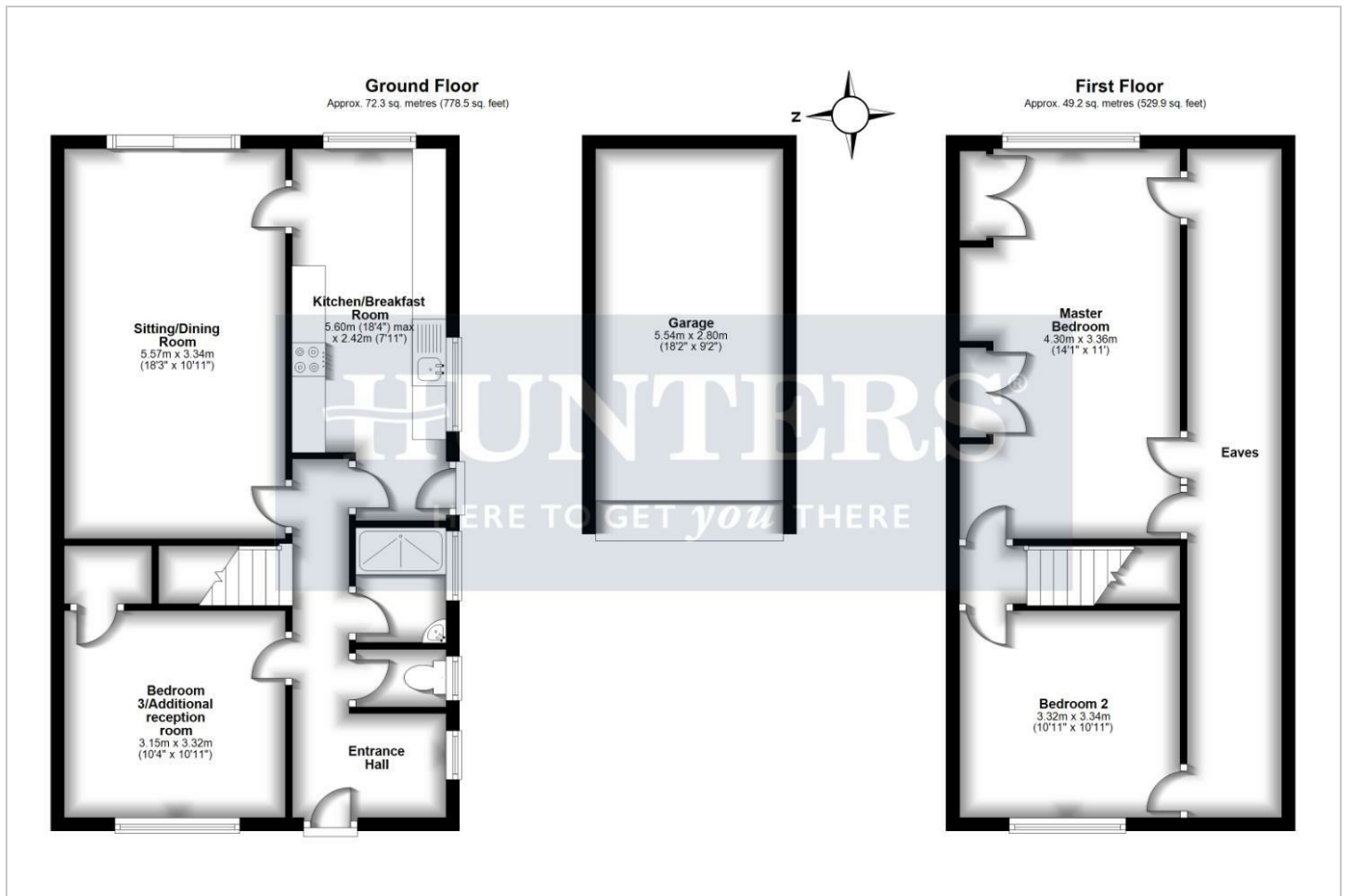
Large rear garden with paved patio area, lawn bordered by mature shrubs and fruit trees.

Material Information - Whitchutch

Tenure Type; Freehold

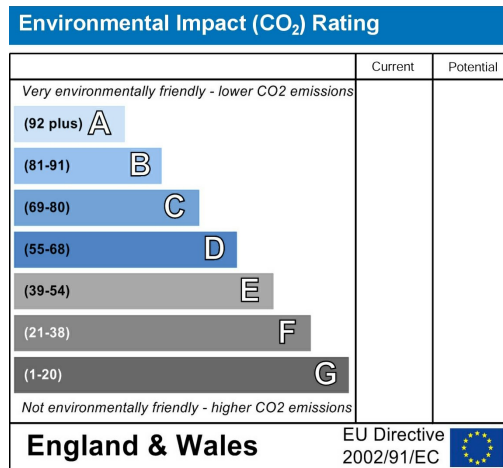
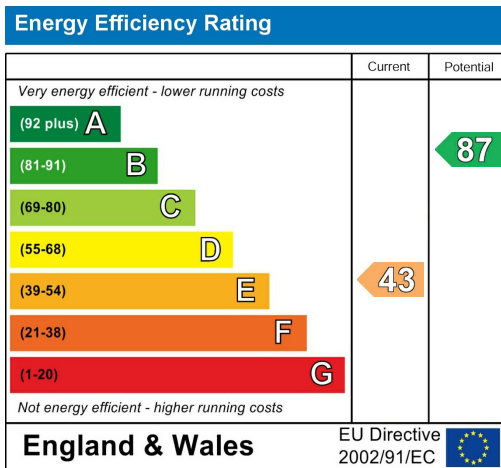
Council Tax Banding; C

Floorplan





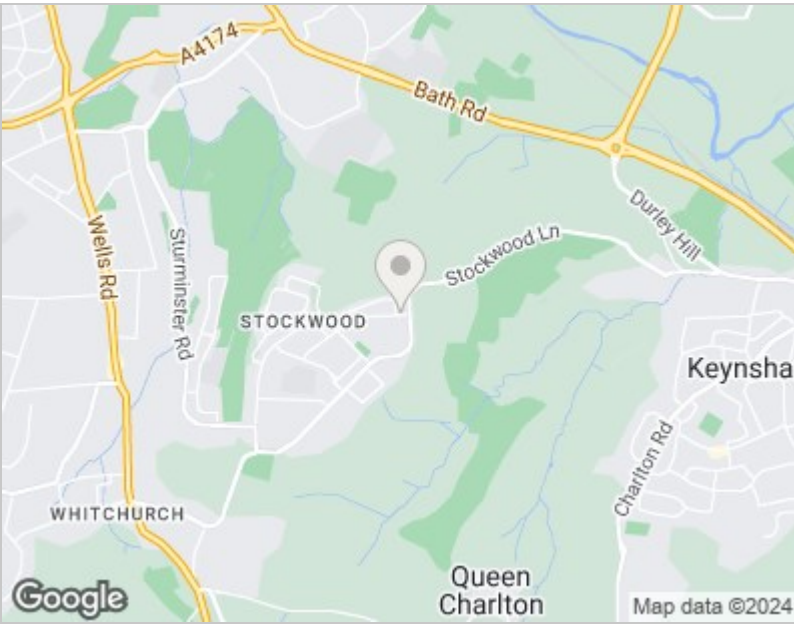
Energy Efficiency Graph



Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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