





Property Description

BS15 covers Warmley, Hanham and Kingswood which crosses over between Bristol City Council and South Gloucestershire. The area has a mix of rural and urban landscapes. The area has a number of local businesses, including several independent stores and a range of eateries, from pubs to restaurants. There are multiple schools within the area and has easy access into Bristol city centre with several bus routes connecting to the city centre.

Entrance Hall

Composite entrance door, laminate flooring and a door to the wc.

Living Room

16' 4" x 13' 6" (4.98m x 4.11m)

PVCu double glazed window, built in cupboard, turning staircase rising to the first floor with a built in under-stair storage cupboard, door to the kitchen/dining room

Kitchen/Dining Room

16' 4" x 10' 4" (4.98m x 3.15m)

PVCu double glazed 'French' doors to the rear garden and a PVCu double glazed window to the rear. A beautifully appointed kitchen with high gloss base and eye level wall units with marble effect work surfaces. Inset single drainer sink unit and integrated appliances including Bosch oven, combination oven, dishwasher, washing machine, fridge/freezer and a Zanussi inset induction hob with extractor over.

Wc

White Suite comprising wash basin set within vanity unit and a close coupled wc.

First Floor Landing

Access to the loft storage area.

Bedroom 1

14' 7" x 12' 3" (4.45m x 3.73m)

PVCu double glazed window to front, radiator..

Bedroom 2

10' 6" x 8' 7" (3.20m x 2.62m)

PVCu double glazed window to rear, radiator

Bedroom 3

9' 9" x 7' 3" (2.97m x 2.21m)

PVCu double glazed window to rear, radiator.

Bathroom

The bathroom is fitted with a modern white suite comprising panelled bath, close coupled wc, wash basin set within a vanity suite and a tiled double shower enclosure with thermostatic shower..

Outside

The Front garden is enclosed by fencing and laid to gravel which extends to the side and the rear garden which will be finished with a raised decked seating area and lawn.

Parking

Off Street Parking for two cars.

Agents Notes

It is our understanding that the Property is not registered at the Land Registry

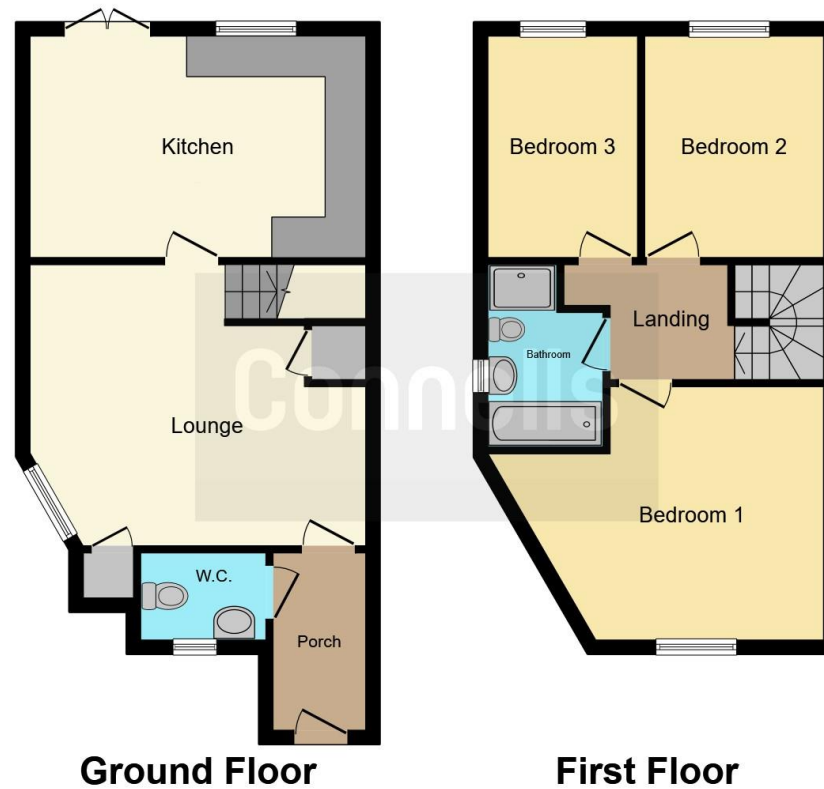
which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

We have marked the Council Tax as deleted as this has yet to be determined. Please make enquiries with the local authority'.









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: C

Tenure: Freehold

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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.

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