

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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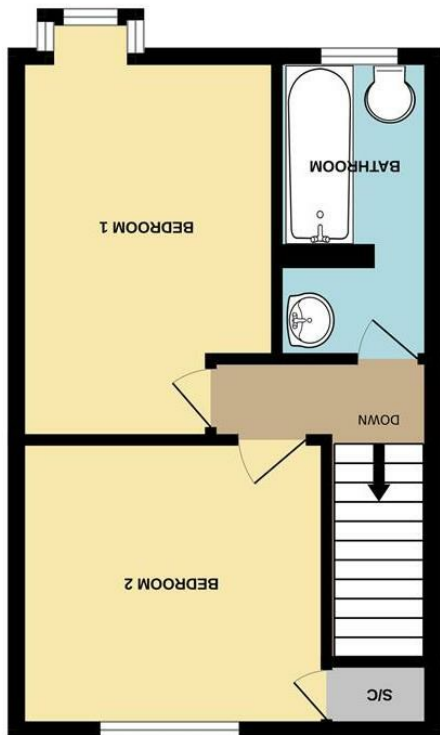
T: 0117 9328165

Get in touch to arrange a viewing!

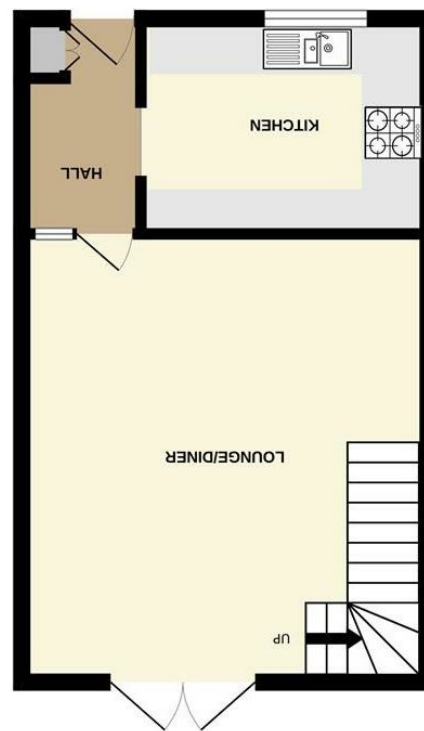
Like what you see?



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1ST FLOOR



GROUND FLOOR



11 Staffords Court, Warmley, Bristol, BS30 8GD
Offers In Excess Of £270,000



Council Tax Band: B | Property Tenure: Freehold

MOVE STRAIGHT IN! Because this fantastic TWO DOUBLE bedroom modern home has come to market with no onward chain! Located in a small cul-de-sac in Warmley this middle terrace property is not to be missed. The bright and neutrally decorated accommodation offers everything you need and more, with a hallway, spacious lounge/diner and kitchen to the ground floor. Upstairs are two bedrooms and a bathroom with white suite and modern tiles. The property is gas centrally heated with a combi boiler, fully double glazed, and comes complete with a garage in a small block to the side and an allocated parking space located to the front of the property. The low maintenance garden is a great space and comes with gated rear access. No matter your commute there is something for all with easy access to the A4174 Ring Road, great bus links on your door step, and you are only a stones through from the Bristol to Bath Cycle Path. Kingswood and Hanham High Streets are not far as is Gallagher Retail Park for all your shopping needs. There's a great Primary School only moments away and you're on the fringes of lots of beautiful countryside and open green space. What more could you ask for!



Entrance Hall

7'11" x 3'9" (2.41m" x 1.14m")
Double glazed door to front, glass door and window to lounge, radiator, wood effect flooring, base cupboard housing gas meter.

Kitchen

9'9" x 7'4" (2.97m" x 2.24m")
Double glazed window to front, wall and base units, worktops, 1 1/2 stainless steel sink and drainer, tiled splashbacks, cooker hood, gas hob and electric oven, integral fridge, integral freezer, space for washing machine, cupboard housing gas combination boiler, fuse board.

Lounge/Diner

15'8" max x 13'8" (4.78m" max x 4.17m")
Double glazed French doors to rear, radiator, wood effect flooring, serving hatch, stairs to first floor landing.

First Floor Landing

3'3" max x 6'5" (0.99m" max x 1.96m")
Loft hatch.

Bedroom One

13'0" x 8'6" max (3.96m" x 2.59m" max)
Double glazed box bay window to front, radiator, spotlights, ceiling coving.

Bedroom Two

9'3" x 9'11" (2.82m" x 3.02m")
Double glazed window to rear, radiator, spotlights, storage cupboard with light.

Bathroom

9'10" x 4'9" (3.00m" x 1.45m")
Double glazed window to front, WC, wash hand basin, enclosed bath with shower over, shower screen, bathroom cabinet, radiator, tiled walls, tiled flooring, spotlights.

Front Garden

Path to front door, canopy over front door, laid to gravel, outside tap, electric meter.

Rear Garden

Enclosed garden laid to patio and decorative chippings, rear gated access.

Parking

Parking to front, parking bay is the second bay in from the right when approaching the road (Bay 11).

Garage

Single garage with up and over door to front. Located in a rank of garages close to the property. Third garage up from the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

