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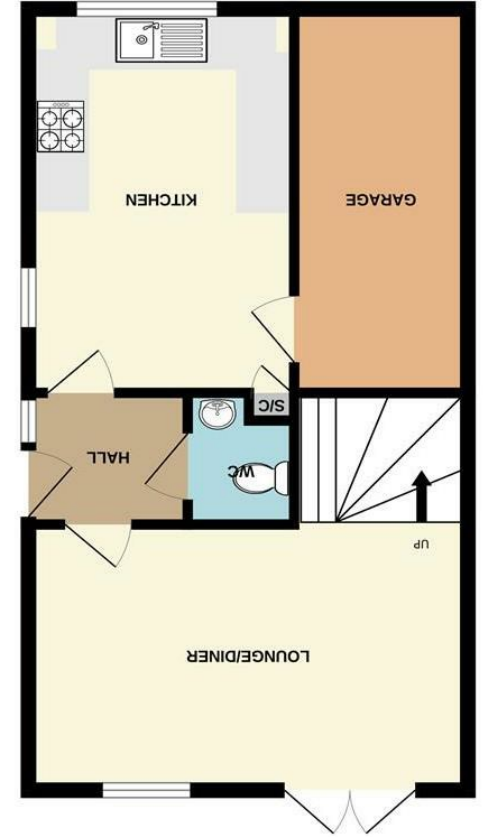
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Get in touch to arrange a viewing!

Like what you see?



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27 Birkdale, Warmley, Bristol, BS30 8GH
Offers In Excess Of £325,000



Council Tax Band: C | Property Tenure: Freehold

NO CHAIN!! SEMI-DETACHED HOME!! THREE BEDROOMS!! GARAGE AND DRIVEWAY!! CUL-DE-SAC LOCATION!! This superb three bedroom semi-detached home is certainly worth a viewing!! Located at the end of this popular cul-de-sac and close to amenities, ring road connections, cycle track and school, this home really needs to be viewed to appreciate all that is on offer!! The accommodation comprises on the ground floor: entrance hall, cloakroom, kitchen and lounge/diner with access to the rear garden. On the first floor you will find three bedrooms, storage and the bathroom. Further benefits include driveway parking for two cars, garage and a good size rear garden. Make sure this home is top of your to view list!!



Entrance Hall

5'2" max x 6'2" max (1.57m max x 1.88m max)
Double glazed door and window to side, tiled flooring and wall mounted radiator.

Cloakroom

4'8" x 3'6" (1.42m x 1.07m)
Consists of wash hand basin, W.C, heated towel rail, extractor fan, tiled flooring and tiled splashback.

Kitchen

14'6" x 8'7" (4.42m x 2.62m)
Double glazed windows to side and rear, the kitchen consists of matching wall and base units with worktops, sink with mixer taps and drainer, gas hob with cooker hood above, double oven, wall mounted gas combi boiler, tiled flooring, tiled splashbacks, storage cupboard, fuse board, space for fridge/freezer and washing machine, door to garage, radiator, extractor fan.

Lounge/Diner

14'1" max x 16'7" (4.29m max x 5.05m)
Double glazed French doors and window to rear, stairs leading to first floor and two wall mounted radiators.

First Floor Landing

9'0" x 4'2" to storage cupboard door (2.74m x 1.27m to storage cupboard door)
Two storage cupboards and loft access.

Bedroom One

10'0" to storage cupboard door x 10'8" (3.05m to storage cupboard door x 3.25m)
Double glazed window to rear, over stairs storage cupboard and wall mounted radiator.

Bedroom Two

10'9" x 9'11" max (3.28m x 3.02m max)
Double glazed window to front and wall mounted radiator.

Bedroom Three

7'9" x 7'5" (2.36m x 2.26m)
Double glazed window to front and wall mounted radiator.

Bathroom

7'0" x 5'8" (2.13m x 1.73m)
Double glazed window to rear, the bathroom consists of bath with shower above, wash hand basin with vanity unit, W.C, heated towel rail, shower screen, extractor fan and tiled walls.

Front

Gated side access, outside tap, pathway to front door, canopy over front door.

Rear Garden

Mostly laid to lawn with patio area, shrubs and tree, gated side access.

Garage

Up and over door to front, door to kitchen, power and light.

Driveway

Off street parking for two cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	68	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

