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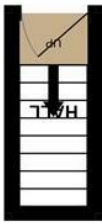
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Don't forget to register and stay ahead
of the crowd.

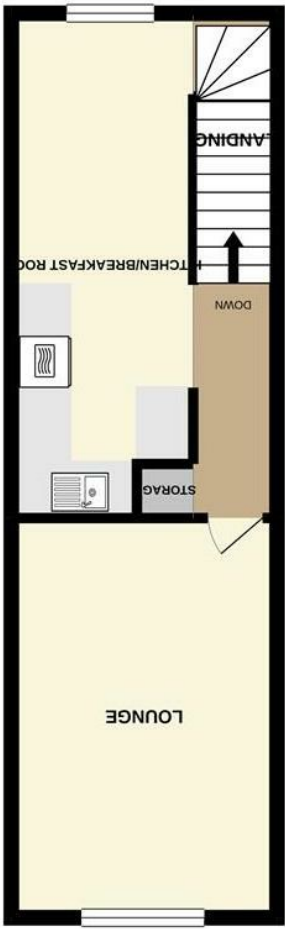
The Important Bit

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/drainage 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.

GROUND FLOOR
26 sq ft (2.4 sq m) approx.

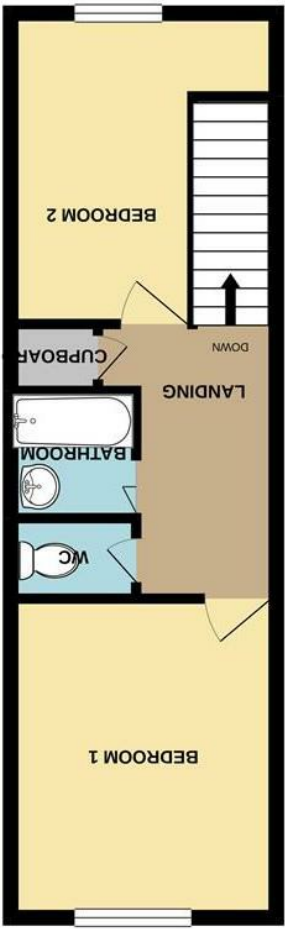


FIRST FLOOR
340 sq ft (31.5 sq m) approx.



TOTAL FLOOR AREA: 703 sq ft (65.3 sq m) approx.
Made with AutoCAD 2021

SECOND FLOOR
340 sq ft (31.5 sq m) approx.





Council Tax Band: A | Property Tenure:

Fantastic maisonette based in the ever popular Warmley area, this property is within walking distance to local schools, amenities and provides easy access to the A4174 Ring Road to Bristol & Bath. The accommodation comprises; entrance porch on the ground floor with stairs to the first floor landing, where you will find the kitchen/breakfast area and spacious lounge, on the second floor there is two good sized bedrooms and bathroom with a separate W.C. Externally the property boasts a front garden and one allocated parking space. The property also benefits from double glazing, gas central heating and a low council tax band A. Ideally suited to a single person or couple!! Landlord will consider one child and a pet in this property!! Not suitable for students, smokers or sharers!! Available early June 2025!

ARLA AND LETTINGS OMBUDSMAN AWARD WINNING REGISTERED AGENT.



Hall
3'00" x 3'00" (0.91m x 0.91m)

First Floor Landing
7'00" x 3'00" (2.13m x 0.91m)
Storage cupboard.

Lounge
15'00" x 10'00" (4.57m x 3.05m)

Kitchen/Breakfast Area
19'00" x 6'10" (5.79m x 2.08m)
Includes electric cooker.

Second Floor Landing
10'10" x 4'00" (3.30m x 1.22m)
Storage cupboard.

Bedroom 1
12'00" x 12'00" (3.66m x 3.66m)

Bedroom 2
9'10" x 6'11" (3.00m x 2.11m)
Storage cupboard.

Bathroom
5'00" x 5'00" (1.52m x 1.52m)
Bath with shower above and wash hand basin.

W.C.
2'00" x 5'00" (0.61m x 1.52m)
WC

Front Garden

Parking
1 x allocated parking space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

