





Council Tax Band: B | Property Tenure: Freehold

BEAUTIFULLY PRESENTED!! Located on Chiltern Close in the popular area of Warmley you find this gem of a property! The property itself is set back from the road and is within walking distance to a lovely open green space, local amenities, schools and Bristol to Bath cycle track. Perfect location! The current vendor has maintained and improved this property so its all set to move into! The accommodation comprises entrance hall, lounge and spacious kitchen/diner to the ground floor. To the first floor you will find two double bedrooms, single bedroom and bathroom. Externally the property has a front garden, low maintenance rear garden, garage which located close to the property and parking for one car. Sure to be popular, call today to arrange your viewing!!



Entrance Hall

14'11" x 4'6" (4.55m x 1.37m)
Double glazed door to front, spotlights, radiator, door to lounge, stairs to first floor landing.

Lounge

14'11" x 12'11" (4.55m x 3.94m)
Double glazed window to front, radiator, inset wood burner and fire surround, feature recess, opening to kitchen/diner.

Kitchen/Diner

16'2" x 9'1" (4.93m x 2.77m)
Double glazed french doors to rear, double glazed window to rear, wall and base units with worktops over, tiled splash backs, spotlights, under stairs storage cupboard housing fuse board, cupboard housing gas combi boiler, radiator, 1 1/2 bowl sink and drainer, gas hob, cooker hood, electric oven, space for washing machine, integrated fridge/freezer.

First Floor Landing

Loft access (part boarded, ladder and light), spotlights.

Bedroom One

12'3" x 9'2" (3.73m x 2.79m)
Double glazed window to front, radiator, spotlights.

Bedroom Two

12'0" x 9'2" (3.66m x 2.79m)
Double glazed window to rear, radiator, spotlights.

Bedroom Three

9'1" x 6'8" (2.77m x 2.03m)
Double glazed window to front, radiator, spotlights.

Bathroom

6'8" x 6'3" (2.03m x 1.91m)
Double glazed window to rear, spotlights, extractor fan, enclosed bath with shower over, shower screen, W.C. wash hand basin with vanity, shaver point, heated towel rail, part tiled walls.

Garage

18'1" x 8'2" (5.51m x 2.49m)
Located via rear lane. First garage on the left. Courtesy door to front.

Parking

Parking for one car. Located at the end of the rear lane. First parking bay on the left.

Front Garden

Pathway to front door, lawn area, shrubs to front.

Rear Garden

Patio, outside tap, astro turf, shed, border of plants, rear gate to rear lane.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England & Wales	EU Directive 2002/91/EC	

