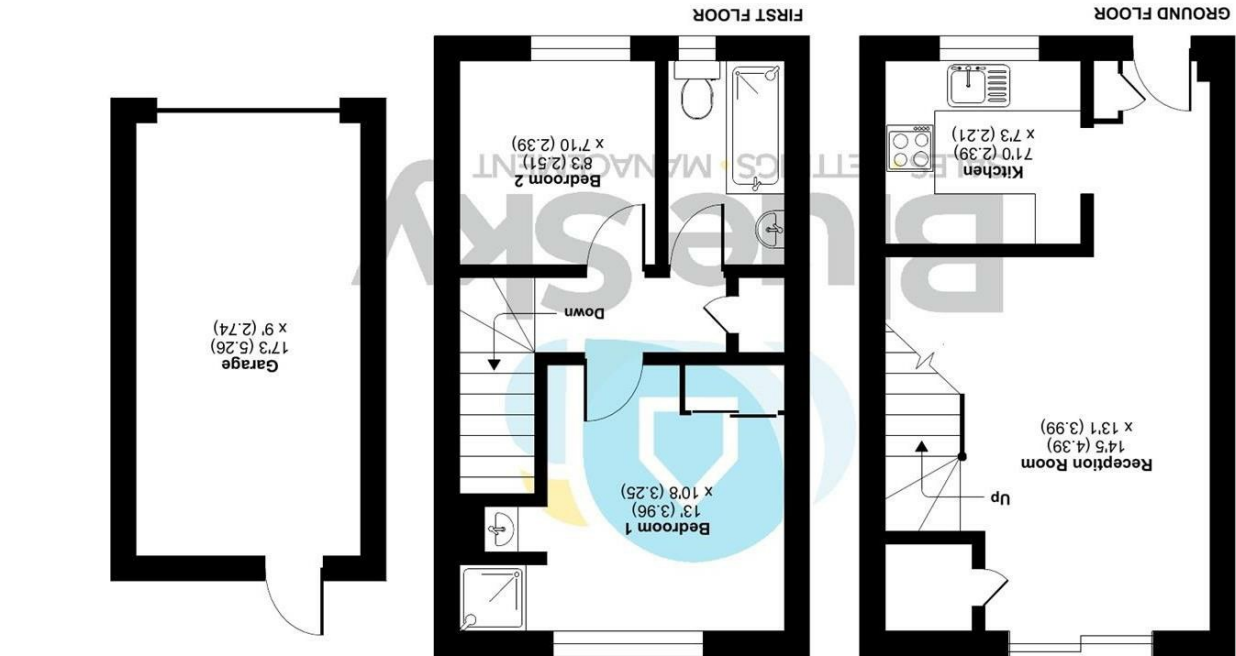




Sunningdale Drive, Warmley, Bristol, BS30

Approximate Area = 592 sq ft / 55 sq m
Garage = 156 sq ft / 14.5 sq m
Total = 748 sq ft / 69.5 sq m
For identification only - Not to scale



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.

The Important Bit

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

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See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: C | Property Tenure: Freehold

Home sweet home!! This adorable property is sure to make someone the loveliest home, whether you are a first-time home maker or a home mover. Landlords are also encouraged to view this fantastic opportunity. Nestled away, and having the benefit of a garage, and an attractive rear garden, this property certainly has that extra something. A welcoming lounge/dining space plus kitchen area provide inviting and functional living spaces. There is plenty of useful storage here. Upstairs there are two double bedrooms and bathroom. The property benefits from gas central heating and is double glazed. An attractive, enclosed rear garden with a curtesy door to the garage all add to the mix of this home's charm and versatility. The area is well served by way of good transport links plus access to the A7147 Ring Road. There are family amenities by way of schools, retail and sporting centres as well as links to green spaces and cycle paths. Call Blue Sky to arrange your viewing as we anticipate this property being a property of high interest!



Entrance Hall

Double glazed obscured panelled door to front, open to lounge area and archway through to kitchen area, storage cupboard with hanging rail, dado rail, radiator.

Lounge

Double glazed patio doors to rear aspect, stairs rising to first floor, storage cupboard, tv point, open aspect from hall and kitchen areas.

Kitchen

Double glazed window to front aspect, range of wall and base units with worktops over, part tiled walls, one bowl sink/drain, space for cooker with extractor fan over, plumbing, space for washing machine, space for fridge/freezer.

Landing

Door to rooms, stairs rising from ground floor, cupboard housing boiler plus shelving, loft access - part boarded & lighting.

Bedroom One

Double glazed window to rear aspect, fitted wardrobes, shower cubicle, wash hand basin with vanity, radiator.

Bedroom Two

Double glazed window to front aspect, radiator.

Bathroom

Double glazed obscured window to front aspect, panelled bath with shower over, part tiled walls, chrome heated towel rail.

Front Garden

Part enclosed garden by way of fence and hedging, mainly laid to lawn with path leading to front door, tiled canopy plus courtesy light.

Rear Garden

Fully enclosed, mainly laid to lawn, decking areas, walkways laid to gravel, outside power, courtesy lighting with courtesy door to garage.

Garage

Single garage in a block of two, up & over door, light and power, courtesy door to rear garden.

Parking

Driveway providing off street parking for one car.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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		

