



8 Hoylake Drive, Bristol, BS30 8GS

£285,000

Nestled in the charming area of Warmley, Bristol, this delightful two-bedroom mid-terrace house is presented to a high standard, making it an inviting home for potential buyers. The property boasts a block-paved driveway, providing off-street parking for two vehicles, a valuable feature in today's busy urban environment.

Inside, the house is equipped with a recently refitted gas central heating system which includes a new boiler, radiators and copper piping all replaced within the last 2 years! The well-maintained interior offers a welcoming atmosphere, perfect for both relaxation and entertaining. The enclosed rear garden presents a private outdoor space, ideal for enjoying sunny days or hosting gatherings with family and friends.

Conveniently located near the Avon Ring Road, residents will appreciate the easy access to both Bristol and Bath. This prime location makes it an excellent base for commuters, while also allowing for the exploration of the vibrant culture and amenities that both cities have to offer.

This property is a wonderful opportunity for those seeking a modern home in a well-connected area, combining comfort, convenience, and a touch of charm. Don't miss the chance to make this lovely house your new home.

Entrance via uPVC double glazed front door into

Hallway

Storage cupboard with hanging rail, door to

Open Plan Sitting/Dining Room

22'11" x 12'11" (7.01 x 3.94)



Opening to Kitchen, uPVC double glazed window to rear aspect, uPVC double glazed door to rear garden, 2 double radiators, storage cupboard.

Kitchen

7'10" x 12'11" (2.39 x 3.94)

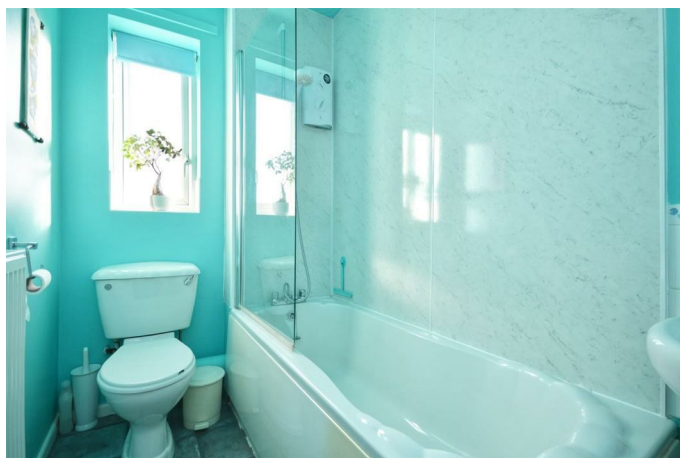


uPVC double glazed window to front aspect, a range of wall and floor units with worksurface over, space and plumbing for washing machine, space and plumbing for slimline dishwasher, integrated electric hob and oven with extractor over, space for fridge freezer, wall mounted Vaillant combination boiler (replaced 2 years ago).

First Floor Landing

Access to loft space, airing cupboard with radiator, doors to

Bathroom



Obscured uPVC double glazed window to front aspect, paneled bath with shower attachment over, close coupled w/c, single radiator, extractor, towel rail.

Bedroom One

10'7" x 9'8" (3.23 x 2.95)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes, separate storage space.

Bedroom Two

8'2" x 7'10" (2.50 x 2.41)



uPVC double glazed window to front aspect, single radiator.

Outside



The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn. A garden shed is also included in the sale. The rear garden is fully enclosed by wooden fencing with a pedestrian gate providing access to the rear. The front of the property has a block paved driveway providing off street parking for 2 vehicles.

Agent Note:

There is a shared pathway giving access to the rear gardens.

Directions

Sat Nav BS30 8GS

Floor Plan

