



**MAGGS
& ALLEN**

20 WARREN ROAD
FILTON, BRISTOL, BS34 7EJ
Asking Price £299,950

A three-bedroom, two-reception room mid-terrace property with off-street parking, situated in a convenient location close to Abbey Wood and major transport links. Offered with no onward chain.

Property Details

The property is decorated neutrally throughout and is perfect for those wanting to put their stamp on a property and create an excellent family home. Entering into an entrance hall, and from here into a bay-windowed reception room to front, and a second through an open-plan archway. Located adjacent is the family bathroom, fitted with a neutral three-piece suite including shower-over-bath.

The kitchen is located at the rear of the ground floor and is fitted with a range of base and wall-mounted units in a white finish with black worktops. Beyond here is a utility room and direct access to the garden.

Ascending to the first floor you will find the three bedrooms, a master bedroom to the front elevation of the property, and two bedrooms to the rear with views over the garden.

Externally there is off-street parking to front, and to the rear is a low-maintenance garden which benefits from a sunny aspect through most of the afternoon and early evening.

Please note that the garage to rear does not form part of the sale.

Schools

Filton Hill Primary School - Distance: 0.32 miles

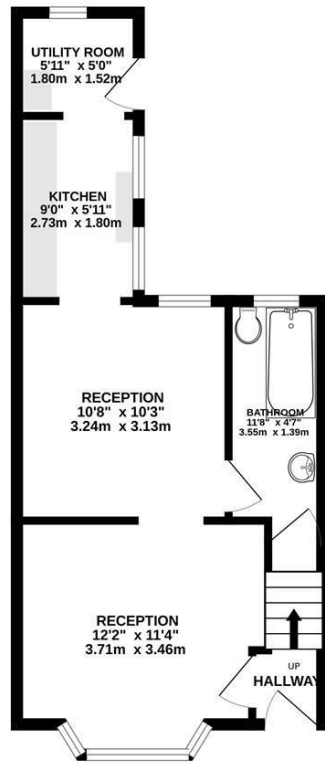
South Gloucestershire and Stroud College - Distance: 0.36 miles

Shield Road Primary School - Distance: 0.53 miles

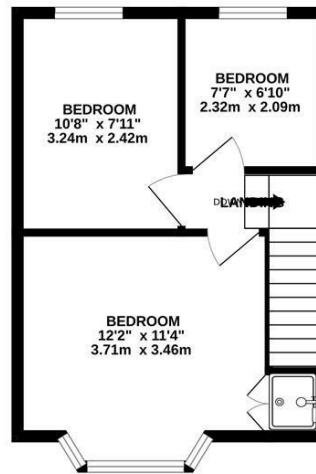
Abbeywood Community School - Distance: 0.67 miles



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Three-bedroom mid-terrace property
- Two reception rooms plus a separate kitchen
- Private rear garden
- Off-street parking to front
- A blank canvas ready to put your stamp on
- Master bedroom with shower
- Offered with no onward chain

Guide Price: £299,950

Tenure: Freehold

Council Tax Band: B

EPC Rating:

Local Authority: South Gloucestershire Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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