



5, Lintern Crescent, Warmley Bristol, South  
Gloucestershire, BS30 8GB

£310,000



Anne James Estate Agents are delighted to present this beautifully presented semi-detached home, ideally situated in the highly sought-after area of Warmley. Conveniently located close to the Gallagher Retail Park, offering a wide array of shops and coffee houses, and within easy reach of the popular Bristol to Bath cycle path, this property combines comfort with excellent local amenities. The light and airy accommodation comprises, to the ground floor, a spacious lounge and a newly fitted, well-equipped kitchen featuring an integrated fridge freezer, gas hob with extractor hood, oven, microwave and dishwasher. To the first floor are two generously sized bedrooms and a stylish bathroom suite. Externally, the property benefits from enclosed, low maintenance gardens, off-street parking for several vehicles, and a single garage complete with an electric roller door, power, and lighting. Early viewing is highly recommended to fully appreciate all this lovely home has to offer.

### Entrance Hallway

Composite door with decorative glass insert leading into the inner porch, storage cupboard housing electrics, glass pane door leading to the lounge.

### Lounge

17' 3" max x 11' 8" (5.26m x 3.56m)  
uPVC double glazed window to the front, double radiator, Kardean flooring, feature panel wall, staircase to the first floor, glass panel door leading to the kitchen.

### Kitchen/Breakfast Room

11' 9" x 10' 10" (3.57m x 3.29m)  
uPVC double glazed window and uPVC double glazed door to the rear, contemporary grey high gloss kitchen with wall and base units, square edge resin worksurfaces, breakfast bar, integrated fridge freezer, gas hob with extractor, built in electric oven, microwave and dishwasher, space for washing machine and tumble dryer, stainless steel single drainer sink unit with mixer spotlights, Kardean flooring, grey vertical radiator.

### First Floor Landing

Half wood wall panelling, access to the loft, storage cupboard, door to the bedrooms and bathroom.

### Bedroom 1

11' 9" x 10' 11" (3.57m x 3.32m)  
uPVC double glazed window, feature wall panelling, single radiator, storage cupboard.

### Bedroom 2

11' 7" x 8' 6" (3.54m x 2.59m)  
uPVC double glazed box bay window to the front, single radiator.

### Bathroom

uPVC double glazed obscure window to the side, contemporary white suite comprising single panel bath with glass screen and shower over, over sized basin with pillar tap, built in WC, part tiled walls and floor, black ladder effect radiator.

### Front







Front : Laid to shingle with sleeper edge border.  
Off street parking for several cars leading to the garage.

### Rear Gardens

Low maintenance garden laid to patio and artificial grass. Gate giving side access to the front, water tap, courtesy door to the garage. The garden is enclosed by wood lap fencing.

### Garage

With electric roller door, power and light supply.

### Council Tax - South Gloucestershire B

### EPC Rating

Rating - Band C



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol