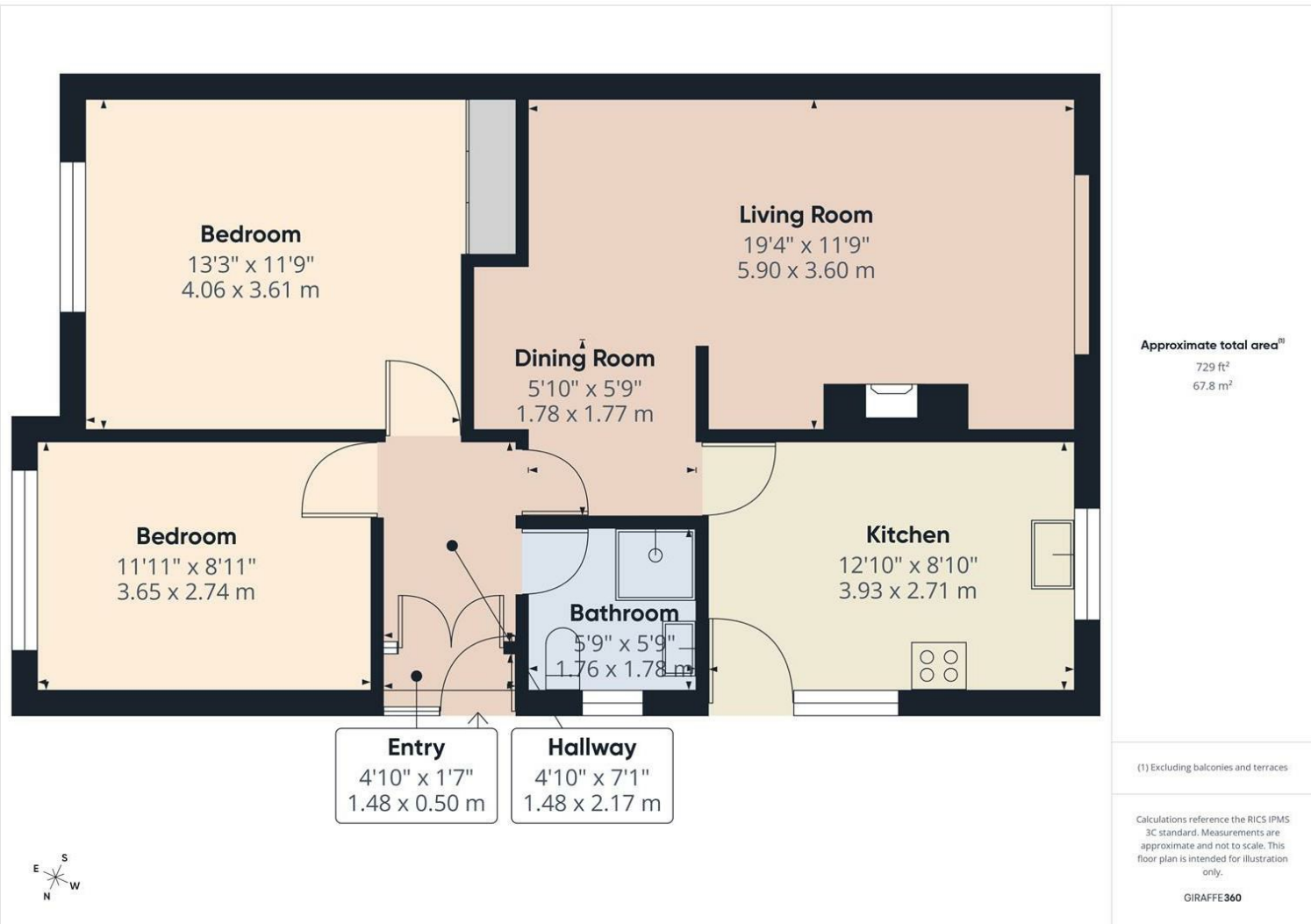
17 Wraxall Road, Warmley, Bristol, BS30 8DN

£350,000 Freehold

DW SMITH EST 19 99

- Semi detached bungalow
- Lounge/dining room
- Kitchen
- Two double bedrooms
- Shower room
- Driveway parking
- Garage
- Corner plot
- No onward chain



Hallway

Living Room
19'4" x 11'9" (5.90m x 3.60m)

Dining Room
5'10" x 5'9" (1.78m x 1.77)

Kitchen
12'10" x 8'10" (3.93m x 2.71m)

Bedroom
13'3" x 11'10" (4.06m x 3.61m)

Bedroom
11'11" x 8'11" (3.65m x 2.74m)

Bathroom
5'10" x 5'9" (1.78m x 1.76m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

DW SMITH EST 19 99

PROPERTY TYPE Bungalow - Semi Detached

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C

A well presented semi detached modern style bungalow in a popular cul-de-sac location.

Entrance hallway, lounge/dining room, kitchen, two double bedrooms and modern shower room.

With double glazing and gas central heating, the bungalow is set in a good location set on a corner plot with off street parking and a single garage.

Offered for sale with no onward chain!

the location

Well placed family home close to a host of local amenities, including schools, nurseries, leisure centre, swimming pool and Gallagher retail park, with its range of national retailers, including Marks and Spencer and Costa. Easy access to the Avon ring road and Bristol/Bath cycle path, plus the M4/M5 motorway networks. Bristol 4.6 miles Bath 8.1 miles

just a thought...

If you haven't considered this area before, this could be the one! Tucked away in a cul-de-sac with a surprisingly good garden. This is an opportunity not to be missed.