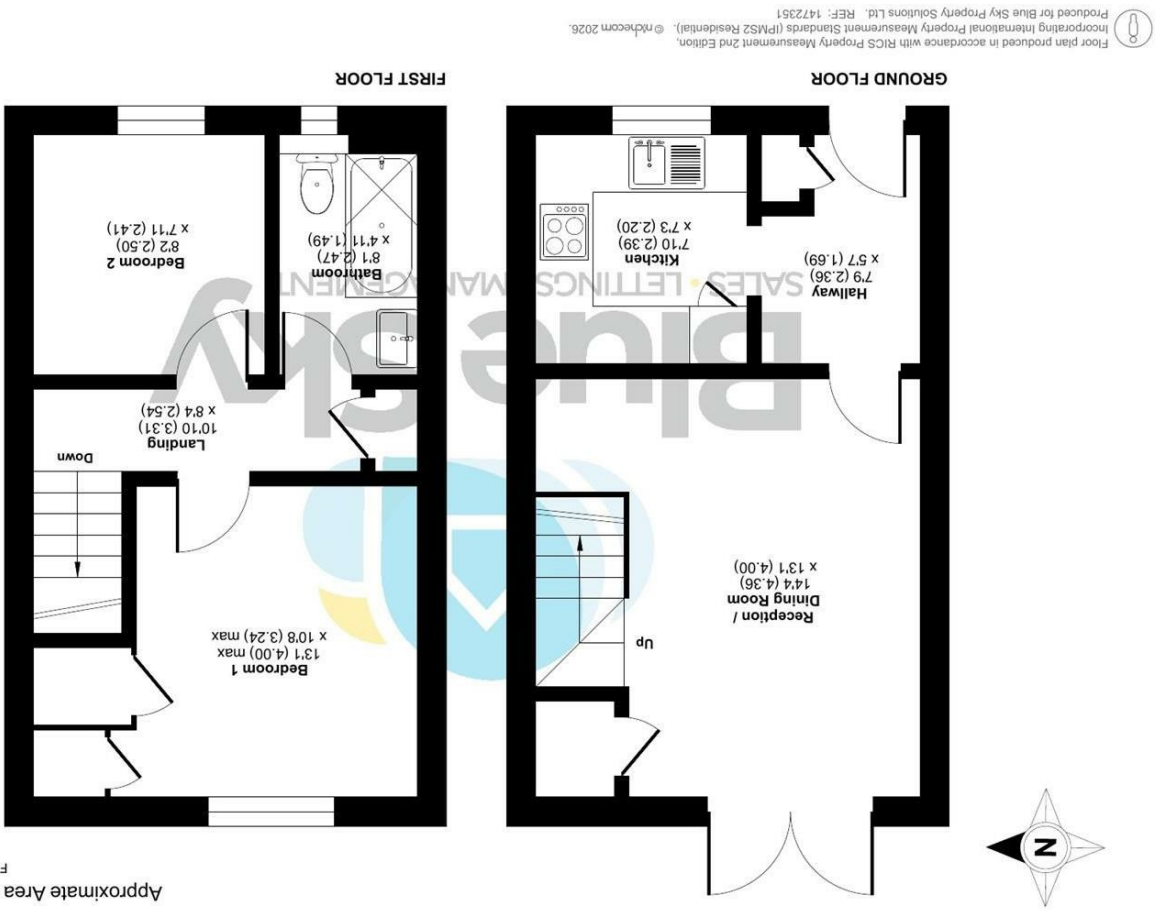




Sunningdale Drive, Warmley, Bristol, BS30
 Approximate Area = 594 sq ft / 55.1 sq m
 For identification only - Not to scale



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.

Get in touch to arrange a viewing!
 ☎ 0117 9328165
 ✉ info@bluesky-property.co.uk
 📍 28 Ellacombe Road, Bristol, BS30 9BA
 🌐 www.bluesky-property.co.uk

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Council Tax Band: C | Property Tenure: Freehold

PERFECT FIRST HOME - MODERN, BRIGHT & READY TO MOVE INTO! Nestled within a quiet cul-de-sac on the ever-popular Sunningdale Drive in Warmley, this beautifully presented two-bedroom mid-terrace home offers the perfect combination of modern living, excellent commuter links and everyday convenience. Light, bright and impeccably maintained throughout, the property is ready to move straight into. The welcoming entrance hall leads to a contemporary fitted kitchen and a spacious lounge/dining room, creating an ideal space to relax, entertain or work from home. Upstairs, there are two generous bedrooms and a stylish family bathroom, all finished in a fresh, modern style. Outside, the property benefits from off-road parking for two vehicles, making daily life simple for homeowners and visitors alike. Offering additional peace of mind, the boiler is just three years old and has been regularly serviced, reducing immediate maintenance costs for the next owner. Location is another standout feature. Tucked away in a peaceful setting, yet just moments from the Bristol Ring Road and major transport links, the property is perfectly placed for commuters travelling into Bristol, Bath and the surrounding areas. A range of supermarkets, retail parks, cafés, restaurants and leisure facilities are all within easy reach, meaning everything you need is close at hand. Whether you're taking your first step onto the property ladder, downsizing or looking for a smart investment, this attractive home offers modern, low-maintenance living in a highly convenient location. This beautiful home is a must see to be fully appreciated.



Entrance Hall

7'9 x 5'7 (2.36m x 1.70m)
Double glazed door to front, radiator, fuse board, wood flooring, storage cupboard housing gas combi boiler.

Lounge/Diner

14'4 x 13'1 (4.37m x 3.99m)
Double glazed window to rear, double glazed French doors to rear, wood flooring, radiator, stairs to first floor landing, storage cupboard with light.

Kitchen

7'10 x 7'3 (2.39m x 2.21m)
Double glazed window to front, wall and base units with worktops, tiled splash backs, ceramic sink/drain, integral fridge/freezer, space for washing machine, electric hob and oven, cooker hood over, tiled flooring.

First Floor Landing

10'10 x 8'4 (3.30m x 2.54m)
Loft access (with ladder, part boarded and light that is plugged in from the landing), storage cupboard with shelves.

Bedroom One

13'1 max x 10'8 max (3.99m max x 3.25m max)
Double glazed window to rear, radiator, fitted wardrobe, fitted storage cupboard.

Bedroom Two

8'2 x 7'11 (2.49m x 2.41m)
Double glazed window to front, radiator.

Bathroom

8'1 x 4'11 (2.46m x 1.50m)
Double glazed window to front, W.C, vanity wash hand basin, enclosed bath with shower over, foldable shower screen, heated towel rail, tiled flooring, part tiled walls.

Front Garden

Canopy over front door, gas and electric meters, laid to gravel, light, outside tap.

Parking

Two tandem parking spaces, located opposite the property.

Rear Garden

Enclosed garden, patio area, lawn area, shed, rear access gate, pebbles, pathway.

Agent Note

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.

