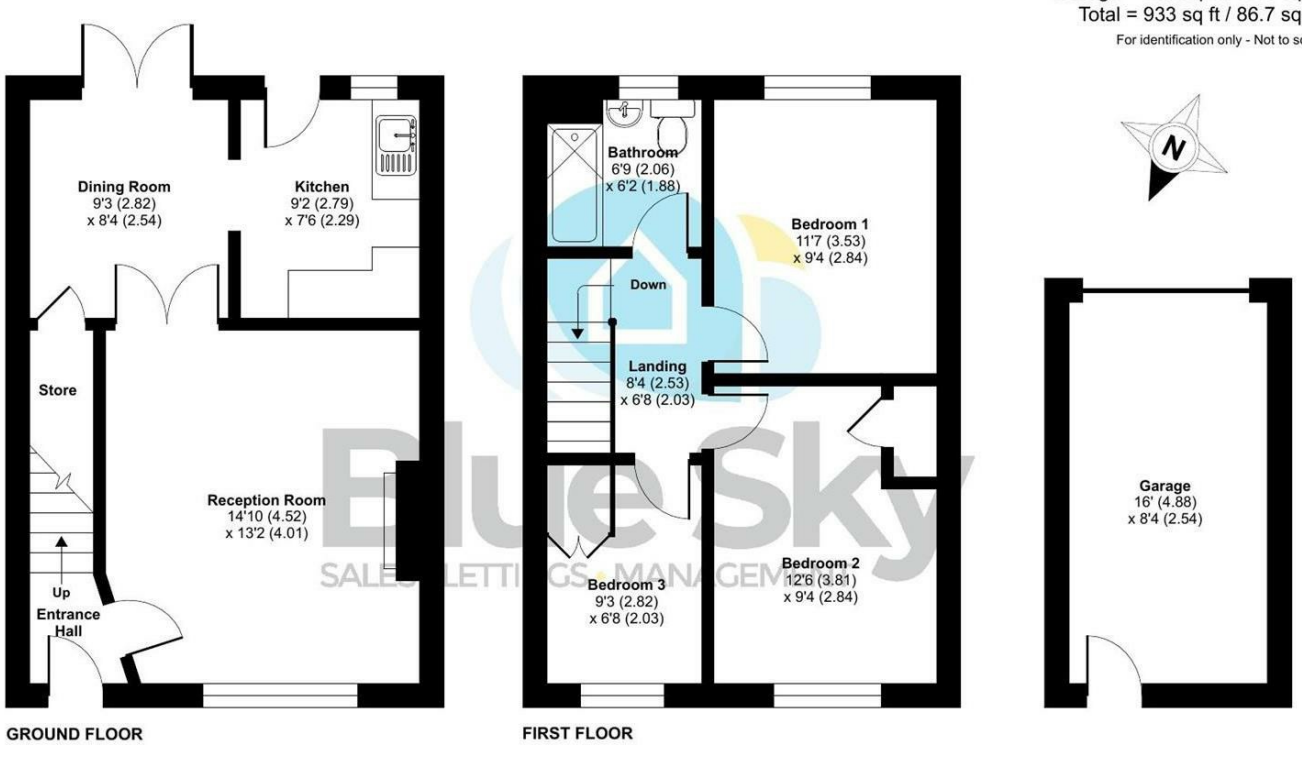
114 Malvern Drive, Warmley, Bristol, BS30 8UY

£269,950



Malvern Drive, Bristol, BS30

Approximate Area = 800 sq ft / 74.3 sq m
Garage = 133 sq ft / 12.4 sq m
Total = 933 sq ft / 86.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1547392

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The Important Bit!

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/drained 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.



3 1 2 D

Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! Located in the popular area of Warmley, Bristol, this delightful three-bedroom end terrace home on Malvern Drive presents an excellent opportunity for both first-time buyers and families alike. The property is well-priced and boasts a well-presented interior, making it an inviting space to call home. Upon entering, you are greeted by a welcoming hall that leads to a spacious lounge, perfect for relaxing or entertaining guests. The dining room provides an ideal setting for family meals, while the kitchen is functional and well-equipped for your culinary needs. The property also features a well-appointed bathroom, ensuring convenience for all residents. The property boasts a single garage, driveway parking for one car and a front and rear garden. Situated close to local amenities and a nearby park, this home offers the perfect blend of convenience and leisure. Call today to arrange your viewing!





Entrance Hall
Double glazed door to front, radiator, stairs to first floor landing.

Lounge
14'10 x 13'2 (4.52m x 4.01m)
Double glazed window to front, radiator, electric fire, double doors to dining room.

Dining Room
9'3 x 8'4 (2.82m x 2.54m)
Double glazed French doors to rear garden, radiator, under stairs cupboard (housing gas and electric meters and fuse board).

Kitchen
9'2 x 7'6 (2.79m x 2.29m)
Double glazed door and window to rear, tiled flooring, space for 3/4 fridge/freezer, wall and base units, worktops, tiled splash backs, sink and drainer, cooker hood, space for gas cooker, space for washing machine, open to dining room.

First Floor Landing
8'4 x 6'8 (2.54m x 2.03m)
Loft access (gas combi boiler in the loft).

Bedroom One
11'7 x 9'4 (3.53m x 2.84m)
Double glazed window to rear, radiator.

Bedroom Two
12'6 x 9'4 (3.81m x 2.84m)
Double glazed window to front, radiator, storage cupboard.

Bedroom Three
9'3 x 6'8 (2.82m x 2.03m)
Double glazed window to front, radiator, over stairs cupboard.

Bathroom
6'9 x 6'2 (2.06m x 1.88m)
Double glazed window to rear, WC, wash hand basin, enclosed bath with shower over, shower screen, tiled flooring, heated towel rail, part tiled walls.

Front Garden
Enclosed front garden, side gate, Astro turf, pathway to front door.

Rear Garden
Enclosed rear garden, outside tap, Astro turf, patio area, boarders of earth, pathway leading to rear gate, door to garage.

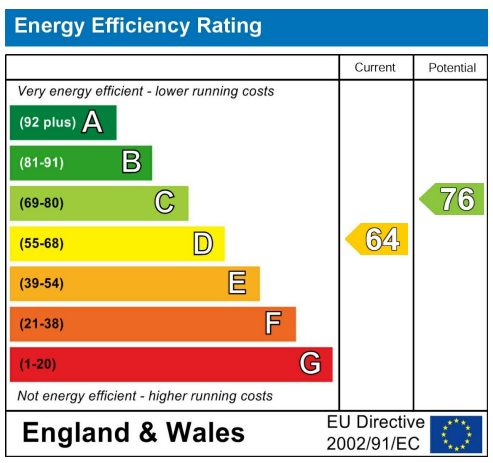
Garage
16' x 8'4 (4.88m x 2.54m)
Up and over door to front, door to rear.

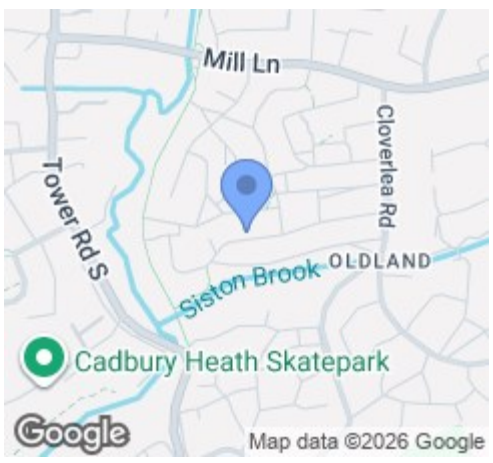
Parking
One allocated parking space next to the garage.

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.









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