



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

Offers in the region of  
£300,000

Anne James Estate Agents are pleased to offer for sale this beautifully presented semi detached property set within a popular area of Warmley. Close to the Gallagher retail park with its range of shops, coffee shops and also within easy walking distance to the Bristol to Bath cycle path this property is sure to appeal to first time buyers who are looking to step onto the property ladder. The well planned accommodation comprises to the ground floor of lounge leading to a contemporary kitchen with dove grey work units and Quartz worktop, conservatory looking out over the garden. To the first floor are two generous bedrooms and a modern bathroom suite. To the outside of the property are beautiful maintained gardens and a single garage set in a block close to the property. Viewing is highly recommended of this stunning property.

### Entrance

Upvc double glazed door to:

### Entrance Hall

Laminate floor, consumer unit door to:

### Lounge

17' 2" x 11' 8" (5.23m x 3.56m)

Upvc double glazed window to the front, double radiator, T.V. point, cove ceiling, laminate flooring, staircase to first floor:

### Kitchen/Breakfast Room

11' 4" x 10' 3" (3.46m x 3.12m)

Range of contemporary dove grey wall and base units with square edge Quartz worksurfaces, tiles splashbacks, built-in electric oven, gas hob and extractor over, cupboard housing combi boiler, space for washing machine and fridge/freezer, laminate flooring, cove ceiling, single radiator, square opening to conservatory, Upvc double glazed door to:

### Conservatory

10' 10" x 10' 2" (3.29m x 3.10m)

Upvc double glazed construction with dwarf wall, double radiator, laminate flooring, french doors to garden.

### First Floor Landing

Storage cupboard, lost access, doors to bedrooms and bathroom.

### Bathroom

White suite comprising of single panel bath with electric shower over and glass shower screen, inset sink low level W.C. part tiled walls, ladder effect radiator, cove ceiling, tiled floor.

### Bedroom One

11' 5" x 10' 3" (3.49m x 3.13m)

Upvc double glazed window to rear, over stairs storage cupboard, single radiator, cove ceiling.

### Bedroom Two

11' 5" x 8' 4" (3.47m x 2.53m)

Upvc double glazed window to the front, single radiator, cove ceiling.

### Front garden





Laid to lawn with path to front door.

### Rear garden

Laid to patio enclosed by wood fencing and a gate to the rear

### Garage

In block with up and over door with parking to the front.

### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Band

Band B



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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