



Connells

Warren Road
Filton Bristol



Property Description

This beautifully presented four-bedroom terraced home is perfectly suited to growing families and investors alike, offering off-street parking for two vehicles. Upon entering, stairs rise to the first floor, with a bright and welcoming living room positioned to the left. The spacious hallway leads through to an impressive open-plan kitchen/dining area with a separate utility room. The contemporary kitchen is fitted with a full-height fridge, full-height freezer and boiling water tap. French doors open onto a sunny south-facing garden featuring a lawn, patio area and versatile outbuilding with a covered seating space, power and additional storage.

The first floor offers three generous double bedrooms alongside a stylishly refurbished family bathroom with shower. Occupying the second floor is the impressive principal bedroom, complete with fitted wardrobes, a dedicated home office area and a modern en-suite shower room.

Warren Road is a peaceful residential street in Filton, conveniently positioned just off the A38/Gloucester Road, providing direct access into Bristol city centre. Ideally located close to Cribbs Causeway and its extensive selection of shops, restaurants and leisure facilities, the property also enjoys excellent access to major employers including Southmead Hospital, Airbus and the MOD. The exciting YTL Arena development, along with the regeneration of the former Filton Airfield, is set to bring significant investment and long-term growth to the area.

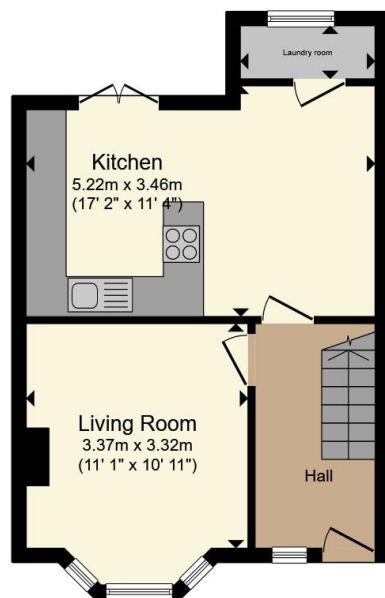
Agents Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

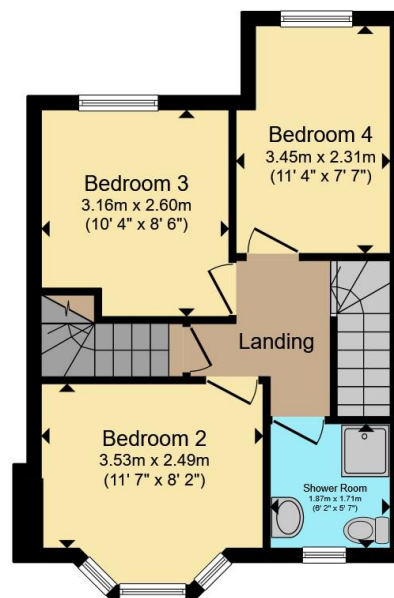




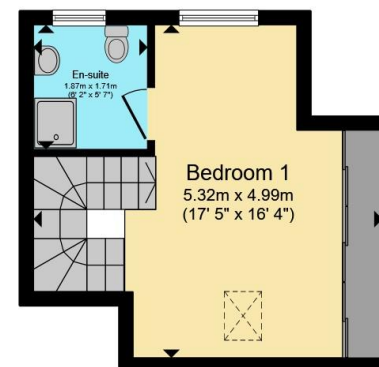




Ground Floor



First Floor



Second Floor

Total floor area 98.3 m² (1,058 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Unit 4 The Shield Retail Centre Link Road Filton
BRISTOL BS34 7BR

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/FIL309391



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