



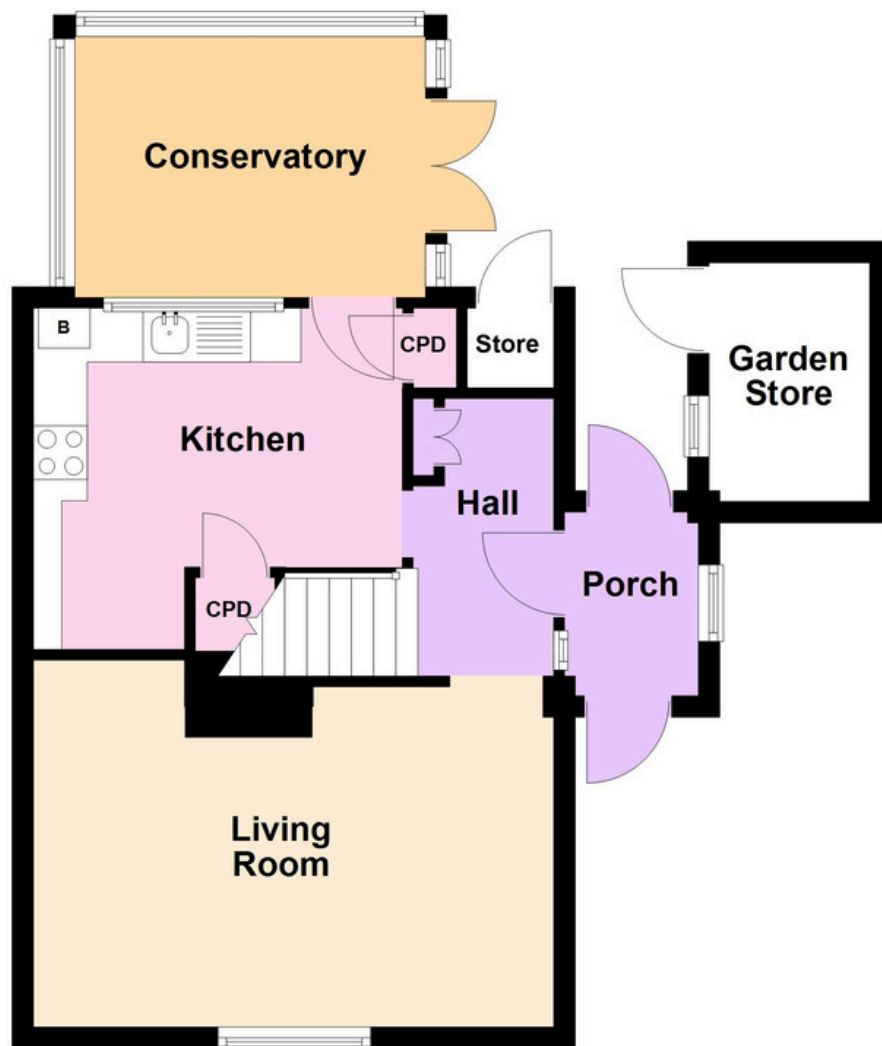
27 The Grove, Warmley, BS30 8AG

£270,000



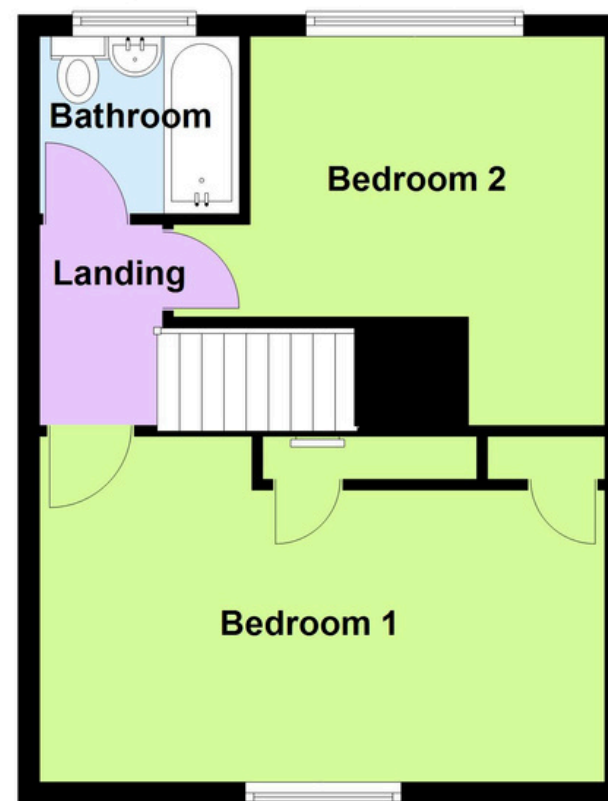
## Ground Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 82.6 sq. metres (889.3 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floorplan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error/omissions  
Plan produced using PlanUp.

# 27 The Grove, Warmley, BS30 8AG

## Full description

With no onward and improved throughout, this two bedroom end terrace house has off-street parking for several cars, a generous rear garden and is now ready to simply move into. Accommodation comprises a useful entrance porch, hall, living room, kitchen and conservatory to the ground with two bedrooms and bathroom to the first. Laing Easi-Form construction. Situated on a corner plot, the property has gardens and space to three sides with off-street parking for several vehicles to the side of the property. Gas central heating, new double glazing throughout. NO CHAIN.

## Situation

Warmley, Bristol is a well-established suburban village on the eastern edge of the city, known for its strong community feel and peaceful atmosphere. It offers a mix of traditional and modern family homes, good local schools, and everyday amenities close by. With easy access to Bristol and Bath, excellent road links, and nearby green spaces such as Warmley Forest Park and the Bristol-Bath Railway Path, Warmley is ideal for buyers seeking a quieter lifestyle without sacrificing connectivity.

## Property Features

- End terrace house
  - Two bedrooms
  - Modernised and improved
- Conservatory
  - Double glazing
- Off-street parking
  - Generous rear garden
  - Gas central heating
- Excellent throughout
  - No chain



**Local Authority - South Gloucestershire**  
**Council Tax Band - B**  
**Tenure - Freehold**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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