



## 83 Warwick Road, Bristol, BS31 2QN Offers In The Region Of £325,000

**\*\*NO ONWARD SALES CHAIN\*\*** Nestled on the desirable Warwick Road in Keynsham, Bristol, this charming semi-detached house offers a delightful living experience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings.

The house is presented to a good standard throughout, featuring modern conveniences such as gas-fired central heating and uPVC double glazing, which enhance comfort and energy efficiency. The bathroom is well-appointed, catering to the needs of the household with ease.

One of the standout features of this property is the off-street parking for a couple of vehicles, which is a valuable asset in this bustling area. The enclosed rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. It is an ideal spot for children to play or for hosting summer barbecues.

Conveniently located, this home is close to a variety of shops and amenities, making daily errands a breeze. Additionally, excellent transport links are nearby, providing easy access to Bristol and beyond. With no onward sales chain, this property is ready for you to move in and make it your own. This semi-detached house on Warwick Road is a wonderful opportunity for those looking to settle in a vibrant community.

Entrance via front door into

### Hallway

Stairs rising to first floor landing, hinged door into downstairs w/c, door to

### Downstairs W/C



Suite comprising low level w/c, wash hand basin with mixer taps over, inset spots, chrome heated towel rail.

### Sitting Room

19'8" x 9'9" (6.00 x 2.98)



uPVC double glazed window to front aspect, large single radiator, feature woodburning stove with granite hearth and wooden mantel over, wood effect flooring, double doors to sun room, opening to kitchen.

### Kitchen

16'0" x 9'2" (4.90 x 2.80)



uPVC double glazed windows to both rear and side aspect, wood effect flooring, a range of wall and floor units with roll edge worksurface over, Rangemaster sink drainer unit with mixer taps over, tiled splash backs, under unit lighting, AEG built in combination

microwave, electric oven with grill, 4 ring induction hob with fitted extractor and light over, space and plumbing for slimline dishwasher, space for fridge, space and plumbing for American style fridge freezer, space for further white goods including washing machine and tumble drier, inset spots, additional mood lighting.

### Sun Room

9'4" x 8'10" (2.85 x 2.71)



uPVC double glazed window to rear aspect, uPVC double glazed pedestrian door to rear garden, single radiator, wood effect flooring.

### First Floor Landing

Access to loft space via a pull down ladder, inset spot light, doors to

### Master Bedroom

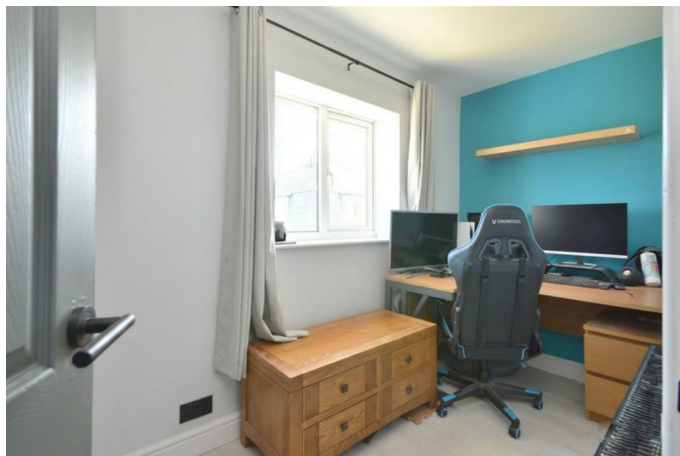
13'6" x 9'9" (4.12 x 2.98)



uPVC double glazed window to front aspect, double radiator, storage cupboard with light.

### Bedroom Two

12'5" x 5'8" (3.81 x 1.75)



uPVC double glazed window to front aspect, over stairs storage, double radiator.

### Bedroom Three

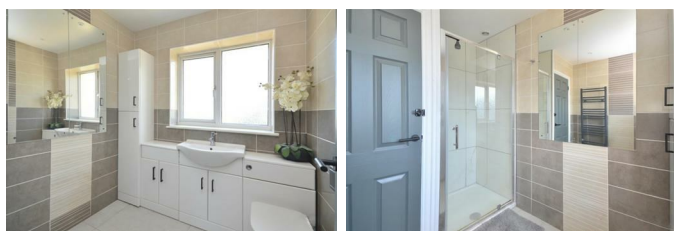
10'6" x 6'0" (3.21 x 1.84)



uPVC double glazed window to rear aspect, single radiator, wood effect flooring, a range of built in wardrobes with shelving, Valliant gas boiler.

### Family Bathroom

6'7" x 5'10" (2.02 x 1.80)



Obscured uPVC double glazed window to rear aspect, suite comprising concealed cistern w/c, wash hand

basin with chrome mixer taps over and a range of storage cupboards beneath, fully tiled shower cubicle with hinged glazed door with mains shower with separate attachment over, fully tiled walls, tiled flooring, heated towel rail, inset spots extractor.

### Outside



The front has a hard standing providing off street parking for a number of vehicles and access to the rear via a wooden gate. The rear garden is laid mainly to gravel for ease of maintenance with a patio area ideal for garden furniture, a good sized wooden shed is included in the sale. The rear garden is enclosed mainly by wooden featheredge fencing and wood panel fencing with concrete posts. There are also a couple of outside lights and a tap.

### Directions

Sat Nav BS31 2QN

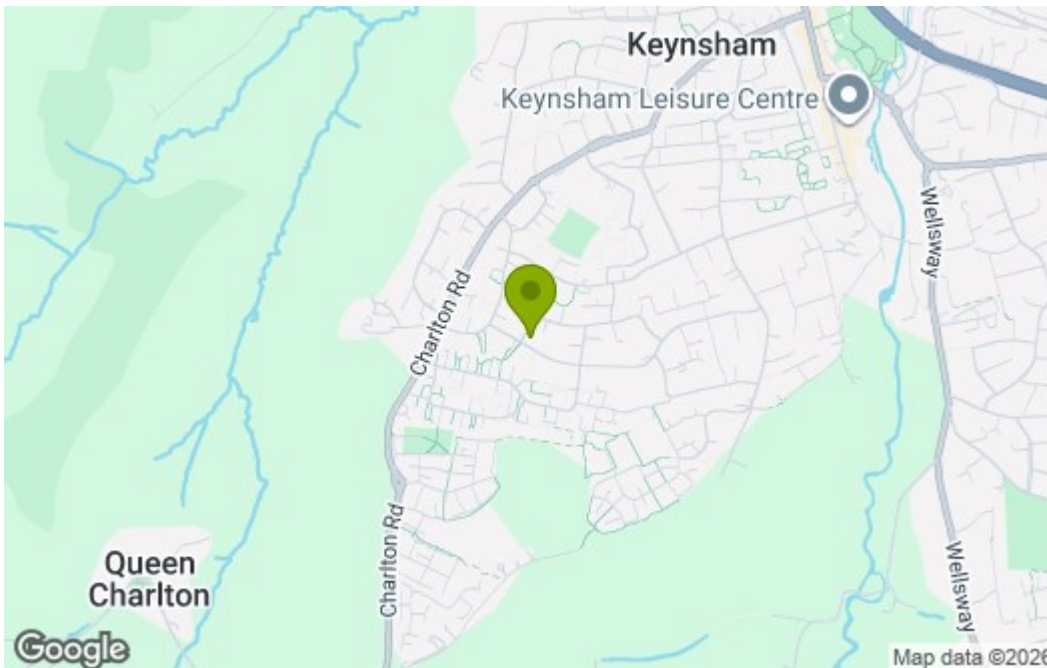
## Floor Plan



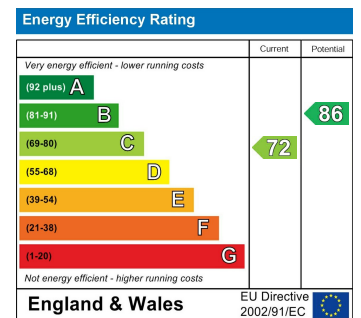
Total area: approx. 80.1 sq. metres (861.8 sq. feet)

**83 Warwick Rd, Bristol**

## Area Map



## Energy Efficiency Graph



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