



**Tron Drive, Warmley, Bristol, BS30**



**4 Tron Drive, Warmley, Bristol, BS30 8GR**  
**£280,000**



**Like what you see?**  
 Get in touch to arrange a viewing!  
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**Don't forget to register and stay ahead of the crowd.**

**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/drainaged 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.



Council Tax Band: C | Property Tenure: Freehold

**NO CHAIN!** Nestled in the charming area of Warmley, Bristol, this delightful two-bedroom end terrace home on Troon Drive presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a spacious lounge/diner, perfect for entertaining guests or enjoying family meals, alongside a well-appointed kitchen that caters to all your culinary needs. With two comfortable bedrooms, this home offers ample space for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the generous parking provision, accommodating up to two vehicles on the driveway and a garage next to the property provides further storage options or a secure space for your vehicle. The rear garden is a lovely outdoor space, ideal for enjoying the fresh air, gardening, or simply unwinding after a long day. The property is offered with no onward chain, allowing for a smooth and efficient purchase process. Situated close to local amenities, residents will find shops, schools and recreational facilities within easy reach. Furthermore, the property benefits from excellent connections to the ring road, making commuting to Bristol and beyond a breeze. Call today to book your viewing!



**Hall/Lounge/Diner**

22'6 max x 13'2 max (6.86m max x 4.01m max)

Double glazed door to front, storage cupboard, two radiators, fuse board, wood effect flooring, window opening to kitchen, stairs to first floor landing, open storage cupboard with light, double glazed door and double glazed window to rear.

**Kitchen**

7'10 x 7'2 (2.39m x 2.18m)

Double glazed window to front, base units with worktops over, space for fridge/freezer, tiled splashbacks, one and a half bowl sink and drainer, space for gas cooker, cooker hood, space for washing machine, wall mounted gas boiler, wood effect flooring, archway to hall/lounge/diner, stop tap.

**First Floor Landing**

10'10 x 2'11 (3.30m x 0.89m)

Loft access (with drop down ladder, part boarded and light), storage cupboard housing hot water tank.

**Bedroom One**

13'2 max x 10'10 max (4.01m max x 3.30m max)

Double glazed window to rear, radiator, decorative wall panelling, extractor fan (disconnected).

**Bedroom Two**

8'2 x 7'10 (2.49m x 2.39m)

Double glazed window to front, radiator, decorative wall panelling.

**Bathroom**

8'2 x 4'10 (2.49m x 1.47m)

Double glazed window to front, W.C, wash hand basin, enclosed bath with shower over, wood effect flooring, part tiled walls, radiator, spotlights.

**Garage**

17'10 x 8'11 (5.44m x 2.72m)

Up and over door to front, eaves storage, power and light.

**Parking**

Parking for two cars.

**Front Garden**

Side gate to shared access lane, leading to gate to the rear garden, outside tap, gravel, canopy over front door, shrubs, meters and light.

**Rear Garden**

Gated side access to shared access lane, lawn area, patio, shrubs, gravel area, bark area, shed and enclosed structure.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

