



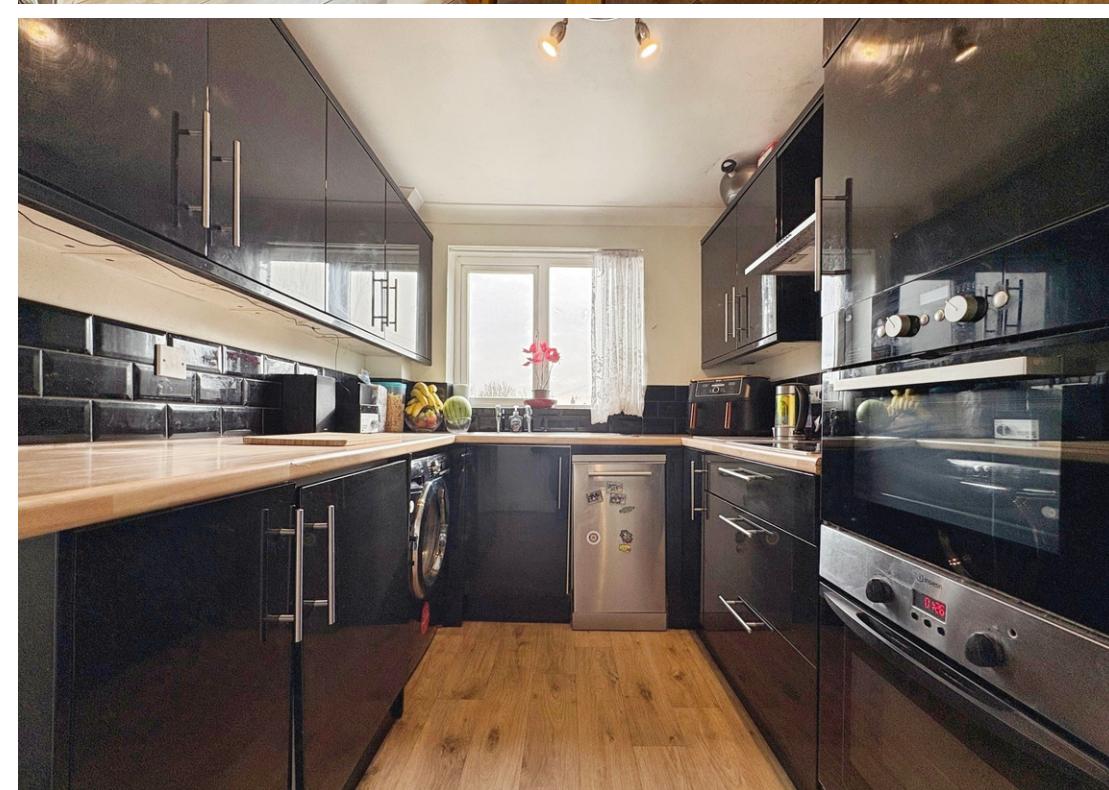
Malvern Drive, Warmley, BS30 8UX
03334041188 option 3

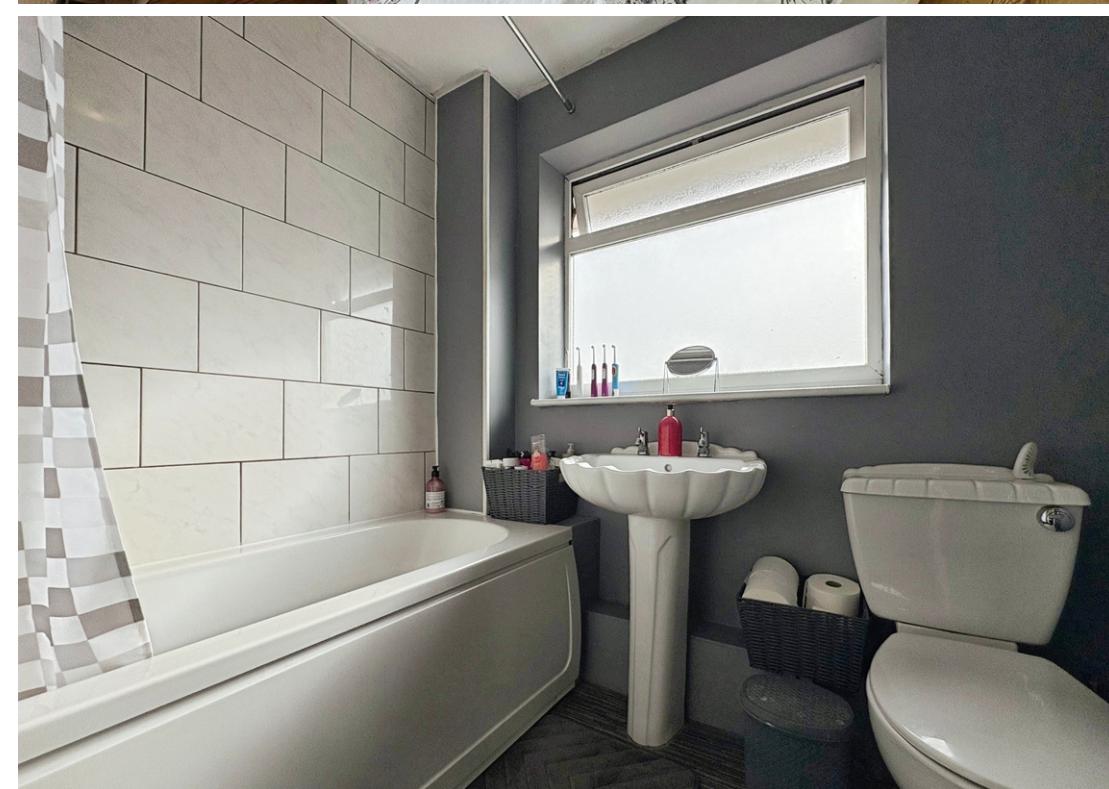
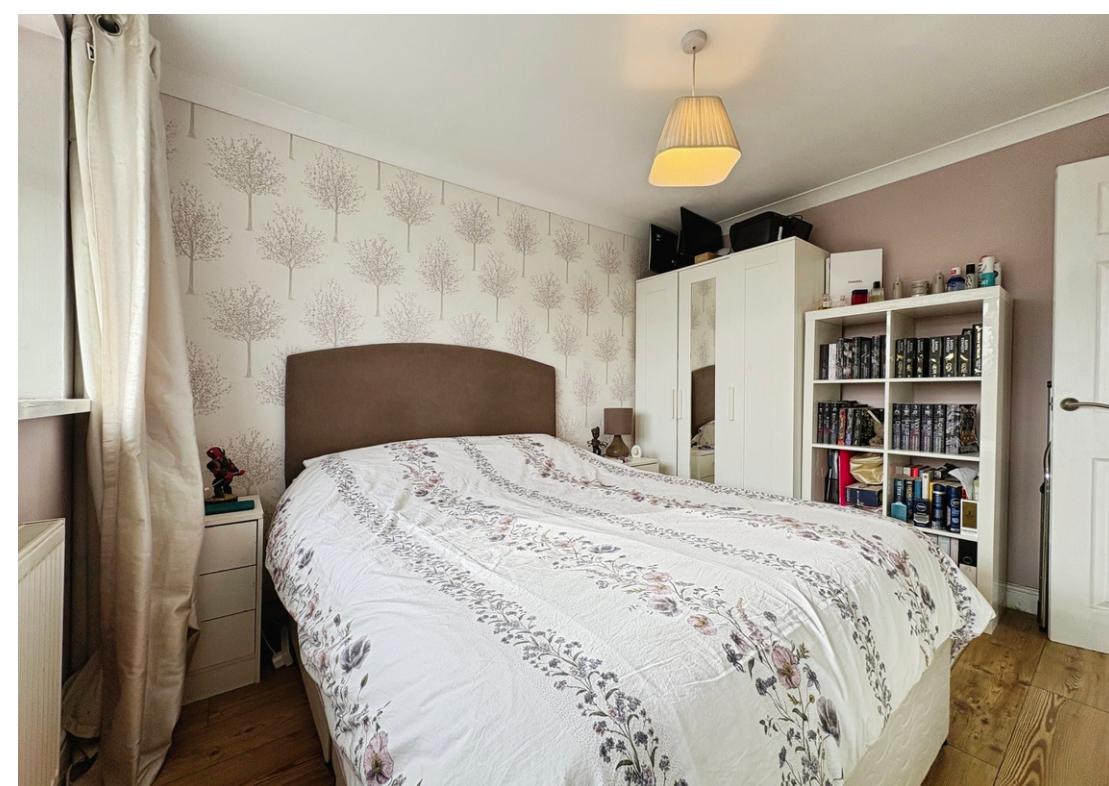
Offers in excess of £315,000
guy.rolfe@moving-you.co.uk

Freehold
www.moving-you.co.uk









Malvern Drive, Warmley, Bristol, BS30 8UX

Set in this ever popular estate within Warmley, is this three bedroom semi-detached home on the outskirts of Bristol, offering practical, well-presented accommodation in good condition and suited to first-time buyers and families alike.

The welcoming ground floor includes two reception rooms: the living room with large windows that bring in plenty of natural light, and an open-plan rear dining room that works well for relaxing or entertaining. The fitted kitchen features black sleek units, providing a contemporary feel and ample storage. Upstairs, there is a master bedroom, an additional double bedroom and a single bedroom, giving flexible options for sleeping or home working. The modern-style bathroom serves the household.

Outside, the property benefits from parking and a single garage, adding useful storage and convenience for drivers and cyclists. The location offers nearby walking and cycling routes via the Bristol & Bath cycle path, ideal for those who enjoy the outdoors.

Situated in Bristol, the home is well placed for local schools, making it attractive to families looking to stay close to education options. You'll also find everyday amenities, cafés and shops within easy reach in the surrounding residential areas and local high streets.

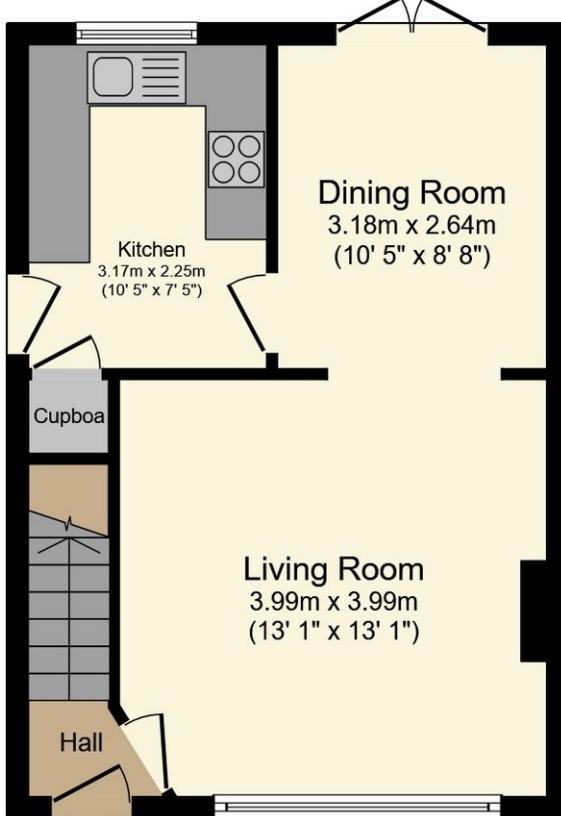
Council Tax Band C

The property has the benefit of leased roof solar panels for a duration of 25 years and 6 months from and including 12.10.2011

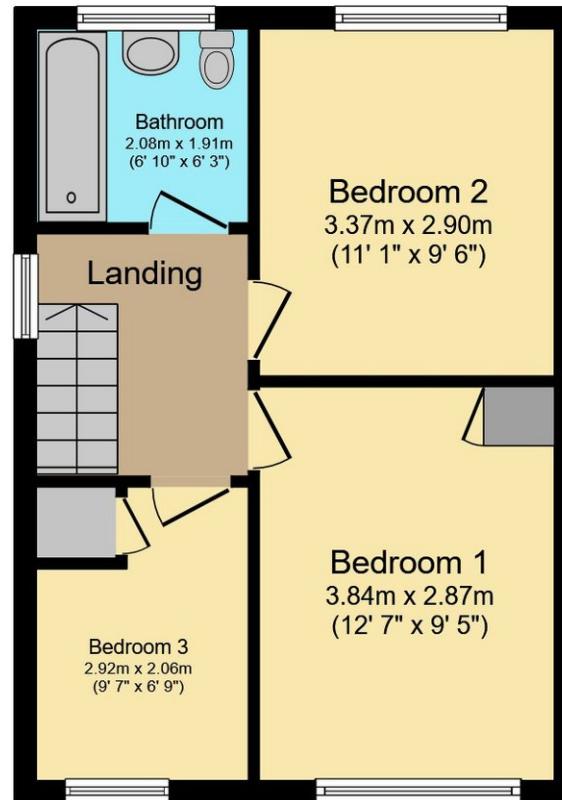








Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Guy Rolfe Moving You

03334041188 option 3

guy.rolfe@moving-you.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

www.moving-you.co.uk