



MUIRFIELD

WARMLEY, BRISTOL, BS30 8GQ

£175,000



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Entrance Hall

Sitting Room

Kitchen

Bedroom

Shower Room

Private Garden

**Unallocated Resident and
Visitor Parking**



PERFECT FOR FIRST TIME BUYERS.

We are delighted to bring to the market a one bedroom ground floor flat located in a quiet cul de sac in the popular area of Warmley. Boasting a private enclosed rear garden and no onward chain, we are confident this property will be popular.

Accessed via a communal hall, the property is located to the right hand side offering an entrance hall that gives access to all rooms. The lounge and kitchen are located at the rear of the property, the lounge offering French doors to the garden. The modern fitted kitchen has been carefully designed to maximise all usable space and is fitted with a range of white high gloss wall and base units with wood effect work tops. There is a built in oven, hob and extractor hood, plus space with plumbing for a washing machine and undercounter fridge.

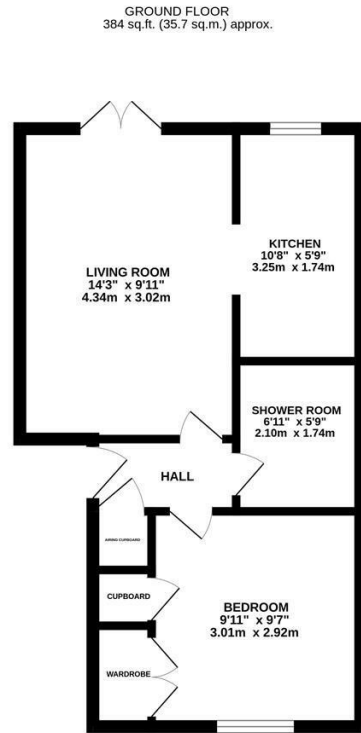
The bedroom is located to the front of the property with a built in wardrobe and further cupboard. Completing the accommodation is a modern three piece shower room with a spacious walk in enclosure, a WC and wash hand basin fitted into a contemporary vanity surround.

The courtyard garden is currently laid to paving and chippings offering ease of maintenance for those that just want a space to sit back and unwind at the end of a busy day or for keen gardeners, it is a blank canvas to landscape and add personality to this private and enclosed space. Gated access leads to communal gardens and a resident and visitor carpark with ample unallocated parking.

Located in popular Warmley, close to the A4174 ring road providing convenient access to the Cities of Bristol and Bath. Longwell Green Retail park is located nearby offering a selection of High Street shops and Aspects leisure park with a cinema, bowling complex, leisure centre, restaurants and bars.

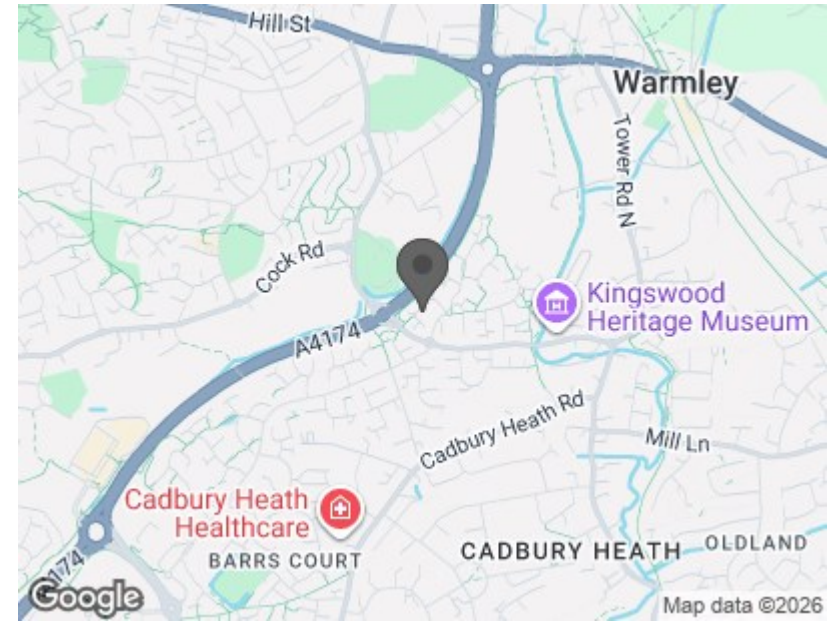


FLOOR PLAN



TOTAL FLOOR AREA: 384 sq.ft. (35.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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