

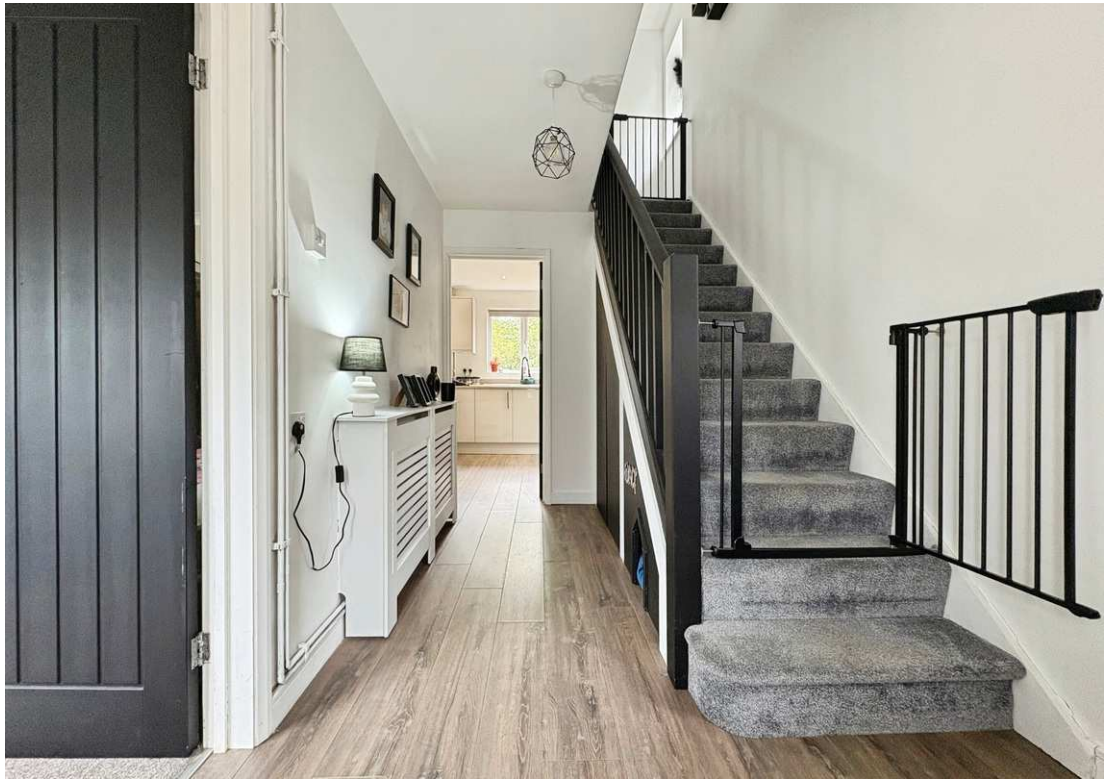
Station Road, Warmley, BS30 8XH
03334041188 option 3

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guy.rolfe@moving-you.co.uk

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WALT













Station Road, Warmley, Bristol, BS30 8XH

This delightful three bedroom end of terrace family home which has been improved and enhanced by the current owners, is well positioned within Warmley offering excellent access to the Bristol & Bath cycle path, local schools, cafe's and commuter routes.

Set back from the road with a gravelled frontage, the property opens into a hallway and bright reception room with neutral décor and modern flooring, creating a comfortable everyday living space.

The contemporary kitchen/diner is a particular highlight, fitted with sleek white units, integrated oven and hob, and generous worktop space, with room for a dining table – ideal for family life and entertaining. The bathroom is smartly finished with tiled walls, a white suite and shower-over-bath.

Upstairs are three well-proportioned bedrooms, all in good decorative order, including two doubles and a generous single. Large windows throughout give the house a light, airy feel.

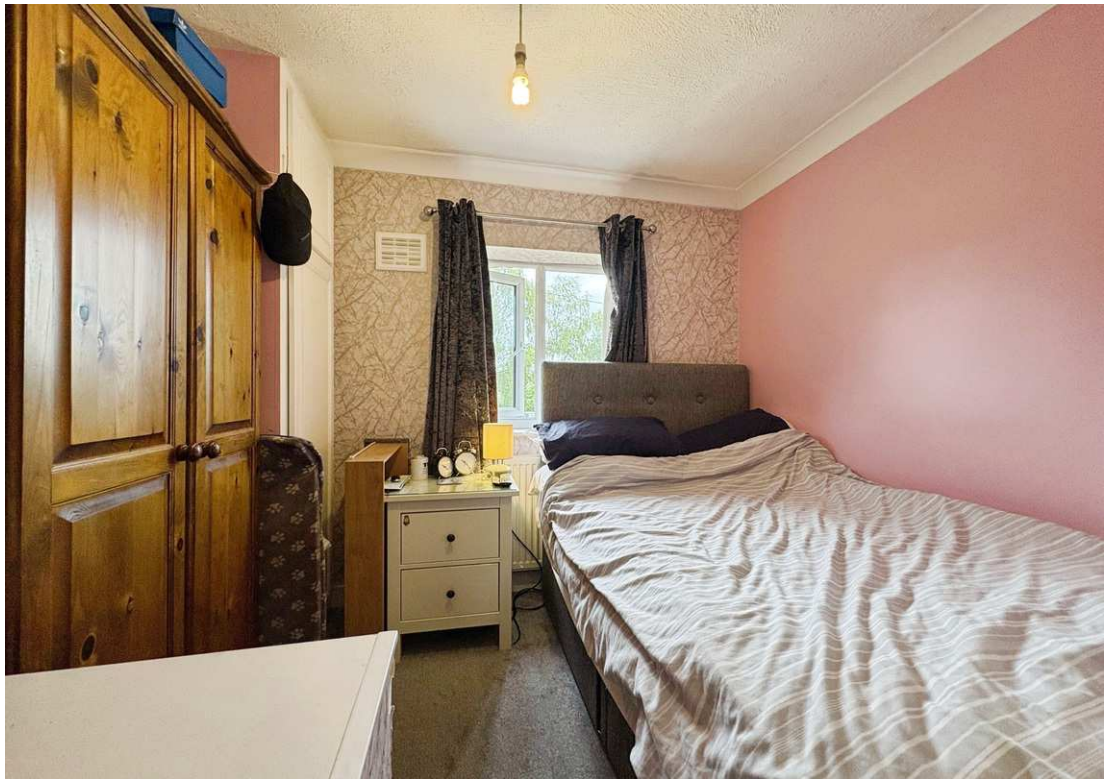
To the rear, a level, enclosed garden with lawn and patio provides a safe space for children and pets, along with a useful outbuilding for storage.

Warmley offers excellent day-to-day amenities, with local shops, cafés and takeaways along the A420 towards Kingswood and Oldland Common. The popular Bristol & Bath Railway Path runs close by for walking and cycling into both city centres. Nearby schools include Warmley Park and St Barnabas primary schools. Bus routes on the A420 link to Bristol city centre in around 25–30 minutes and to Bath in approximately 35–40 minutes, while the A4174 Ring Road gives convenient access to the wider motorway network.

Council Tax Band B

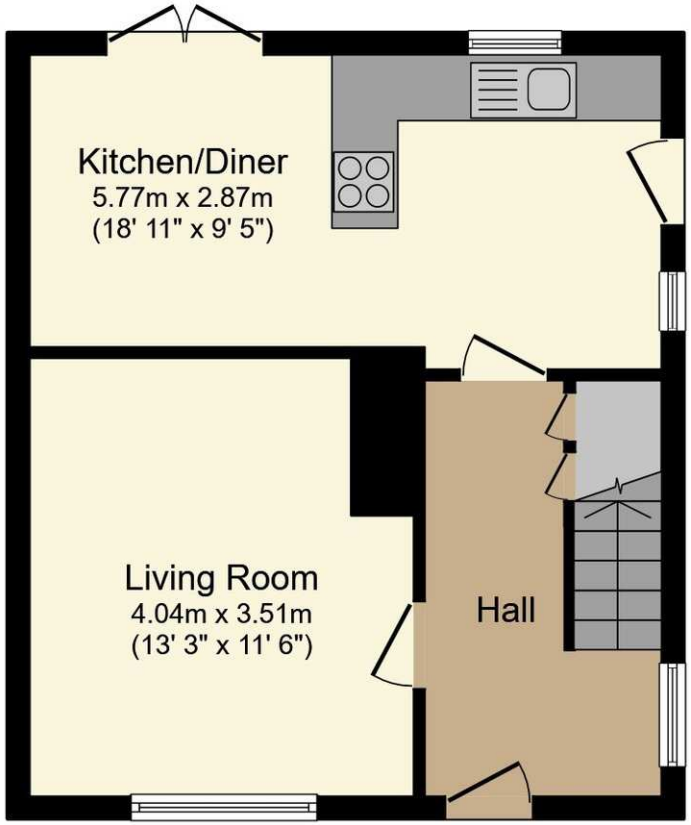




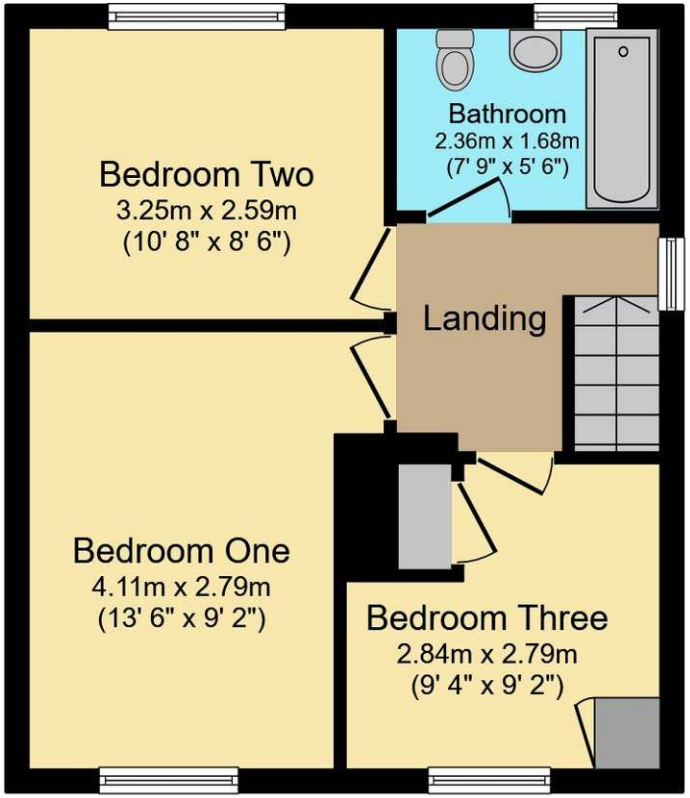








Ground Floor



First Floor

Total floor area: 78.0 sq.m. (840 sq.ft.)

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

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