



41, Turnberry, Warmley Bristol, South
Gloucestershire, BS30 8GL

£253,950

Anne James Estate Agents are delighted to offer for sale this light and airy coach house, situated in a popular area of Warmley. The property benefits from easy access to a wide range of local amenities, including the Gallagher Retail Park with its variety of shops and coffee outlets, as well as the Bristol to Bath Leisure Cycle Path.

The well-presented accommodation comprises an entrance hallway with stairs leading to a spacious lounge/dining room, featuring an archway through to the kitchen.

Further accommodation includes a bedroom and a shower room. Externally, the property benefits from a single garage. Offered as a freehold property and available with no onward chain, this home is ideal for first-time buyers or investors alike. Early viewing is highly recommended.



Entrance

uPVC double glazed door with decorative glass insert.

Entrance Hallway

Single radiator, staircase leading to open plan lounge/dining room.

Lounge/Dining Area

20' 7" narrowing to 11'9" x 18' 0" narrowing to 8'6" (6.28m x 5.48m)

UPVC double glazed window, uPVC double glazed velux style window, one single radiator, one double radiator, TV aerial point. Dining Area : uPVC double glazed velux style window, access to the loft space, archway leading to the kitchen, archway leading to the bathroom and bedroom, storage cupboard.

Kitchen

9' 6" x 6' 5" (2.90m x 1.96m)

uPVC double glazed window. Range of white wall and base units with rolled edge work surfaces, tiled splashbacks, stainless steel sink unit with mixer, built in electric oven and hob,



space for fridge freezer, washing machine, breakfast bar, vinyl flooring.

Bedroom

10' 0" x 8' 4" (3.06m x 2.54m)

uPVC double glazed window, single radiator, built in double mirrored wardrobe.

Shower Room

uPVC double glazed velux style window. White low level WC and sink built into a combination unit, fully tiled shower unit, laminate flooring, single radiator, razer point, electric towel radiator.

Single Garage

With up and over door, housing gas combination unit.

Tenure

Freehold

EPC Rating

Rating D





Council Tax

South Gloucestershire Council - Band D

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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