

## Queens Road, Warmley, Bristol, BS30 8EF

- Newly built end of terrace
- Open plan living area
- Integrated appliances
- New modern bathroom with over bath shower
- Front and side gardens
- Two double bedrooms Plus Study
- Stylish newly fitted kitchen
- Cloakroom
- 5% deposit contribution as builder incentive
- 2 car driveway

**£294,950**

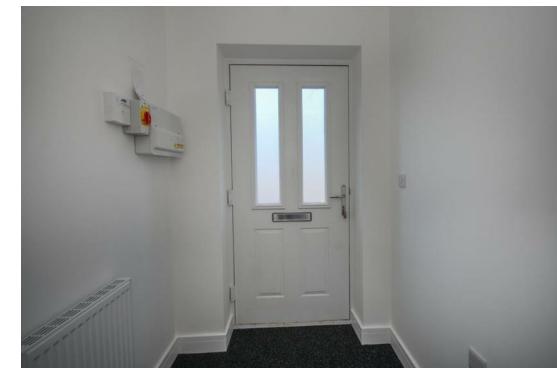
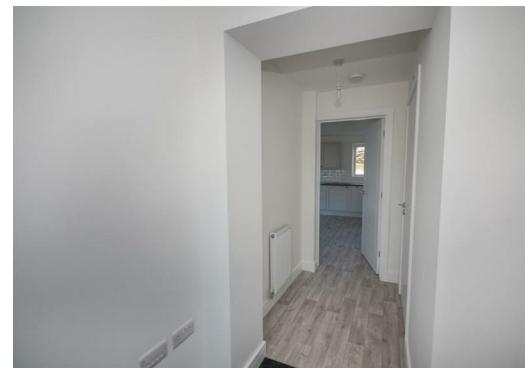
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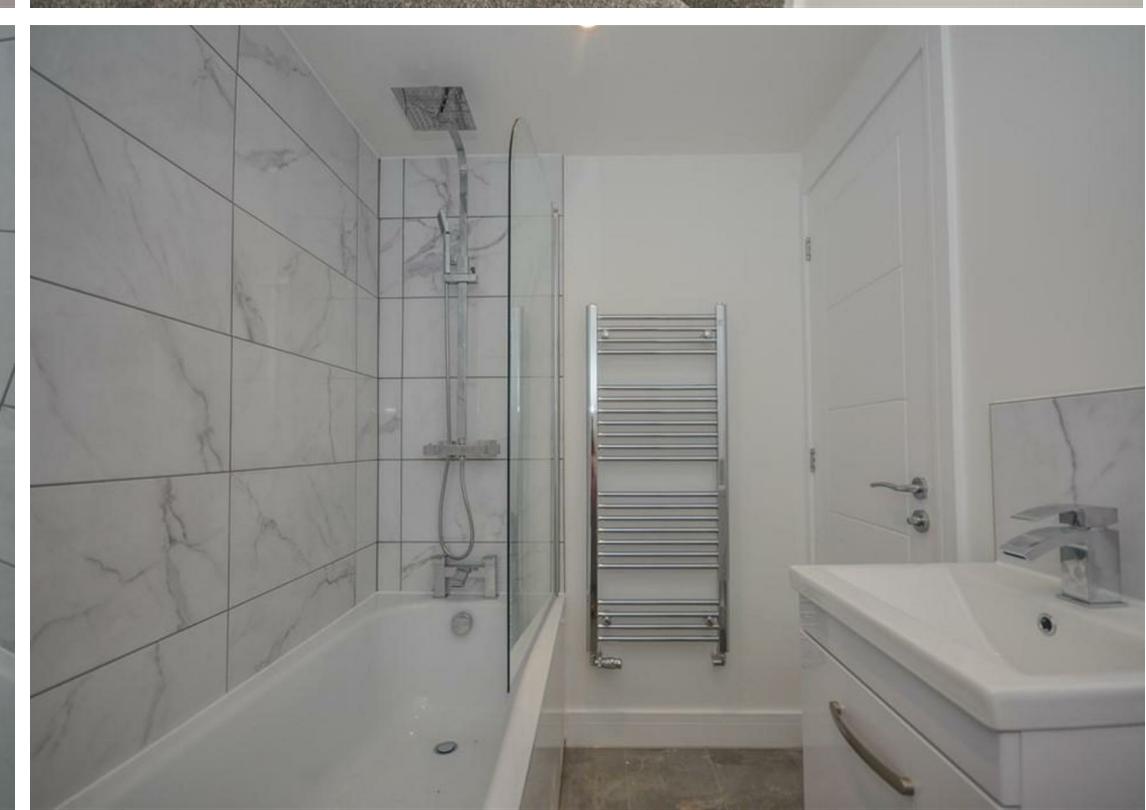
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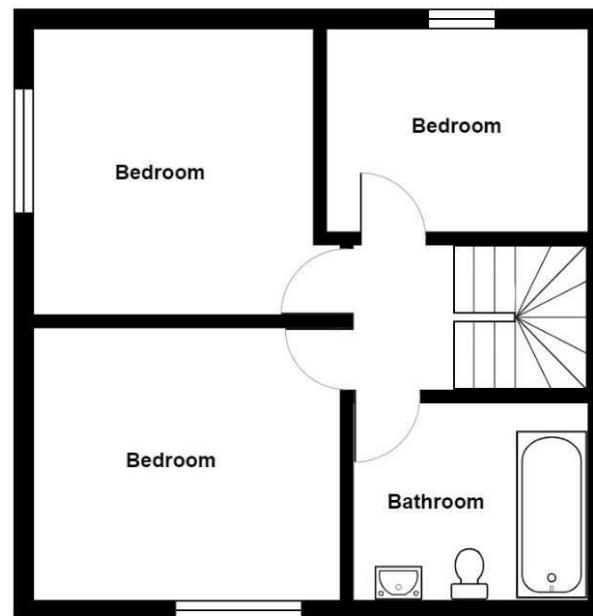
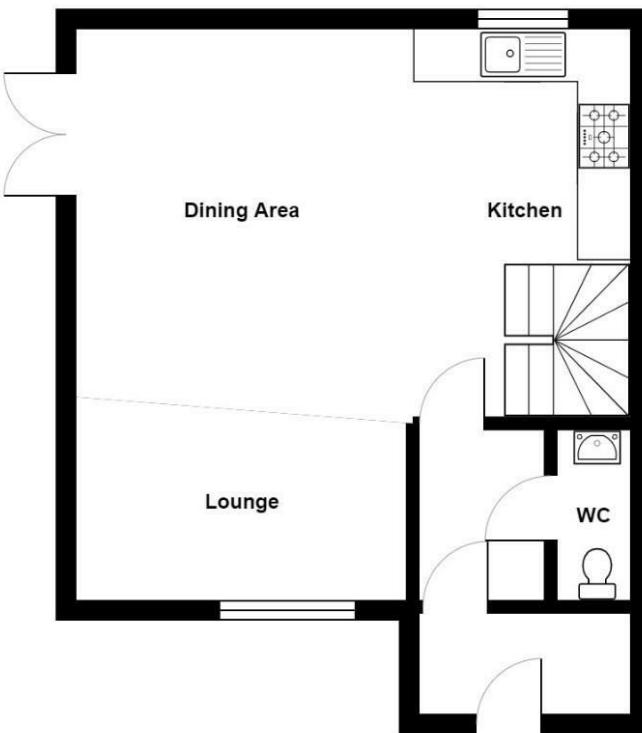
# Queens Road, Warmley, Bristol, BS30 8EF - £294,950

## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this newly built end of terrace house which is situated in this popular location convenient for local amenities. The property is close to being completed and internally the property offers; open plan living to the ground floor which incorporates a lounge/diner, a stylish kitchen with integrated appliances and a cloakroom. To the first floor there are two double bedrooms and a further study room and a new bathroom. Further benefits include; rear & side gardens and a driveway providing two off street parking spaces.







### Viewings

Please contact [downend@hunters.com](mailto:downend@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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