



## Warman Close, Bristol

- Chalet Style Family Home
- Kitchen/Breakfast room
- Second reception room/bedroom three
- Garage
- Option to extend subject to planning
- Three bedrooms
- Lounge
- Large Garden
- Off Street Parking
- NO ONWARD CHAIN

**Asking Price £320,000**



**Tenure: Freehold**

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HERE TO GET *you* THERE

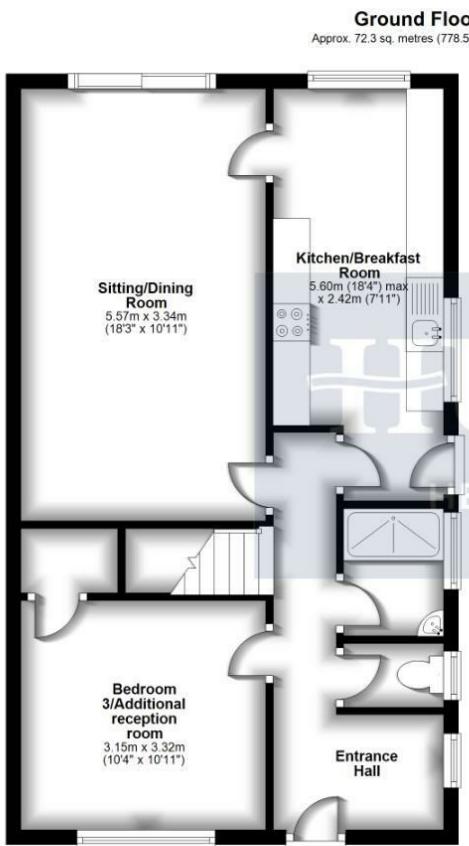
# Warman Close, Bristol

## DESCRIPTION

NO ONWARD CHAIN!!! Situated on a corner plot in Stockwood close to several shops and amenities which service the area. The area is well positioned for access to both Bristol and Bath by car and transport links to include the Brislington Park and Ride and Keynsham Rail Station just minutes away by car whist Bristol Temple Meeds is also just a short journey. The property briefly comprises; entrance hallway leading to the cloakroom, shower room, kitchen and lounge which overlooks the private rear garden, all to the ground floor. To the first floor are two good size bedrooms. Further benefiting from ample off-street parking to the side and detached garage. Only an internal inspection can fully appreciate all this property has to offer.



Council Tax: C



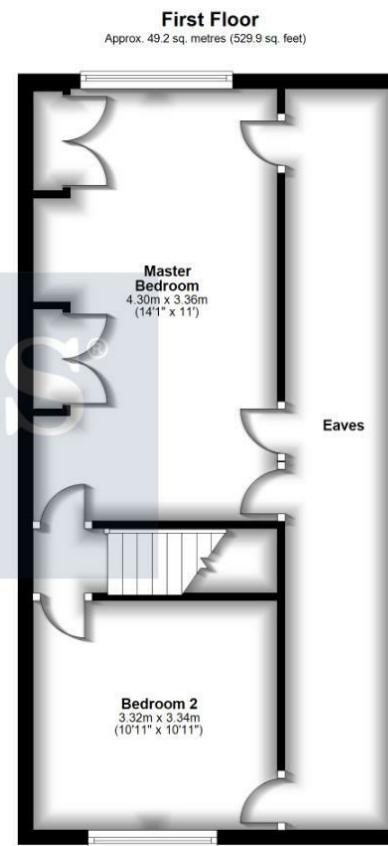
## Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

28 Belland Drive, Whitchurch, BS14 0EW

Tel: 01275 891444 Email:

whitchurch@hunters.com <https://www.hunters.com>



## 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		87
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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