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14 Green Park Southway Drive, Warmley, Bristol, BS30 5LF



£285,000

A very well presented modern contemporary home offering two double bedrooms, a generous kitchen as well as a utility room and cloakroom with allocated parking to the front.

- Spacious accommodation
- Two double bedrooms
- Cloakroom
- Utility room
- Garden to the front
- Allocated parking space
- Modern contemporary styling

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		78	
(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		



Total Area: 79.3 m² ... 854 ft²
All measurements are approximate and for display purposes only.

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14 Green Park Southway Drive, Warmley, Bristol, BS30 5LF

This very well presented modern style back to back property, built in the early 2000's, offers a deceptively spacious layout. The home features a good size entrance porch which leads into a generous sitting room. The modern kitchen diner comes complete with integrated appliances, is both stylish and functional. In addition the property benefits from a modern style utility room and cloakroom. Upstairs, the master bedroom boasts amazing space with nice outlook and providing a unique and airy feel with good built in storage. An additional double bedroom and bathroom complete the first floor. The property further benefits from an allocated parking space at the front and a lovely front garden, with additional visitor spaces available.

ENTRANCE PORCH 1.26 x 1.59 (4'1" x 5'2")

Entry via a modern contemporary door with frosted full height double glazed windows each side. Laminate flooring. Radiator. Glass panel door leads into the main living space.

SITTING / DINING ROOM 4.73 x 4.82 (15'6" x 15'9")

Double glazed window with a front aspect. The room has a modern contemporary styling with laminate flooring and ceiling spot lights. Stairs lead to the first floor. Double doors lead to the kitchen

KITCHEN 3.14 x 3.11 (10'3" x 10'2")

Double door entry. with modern clean grey floor tiling. There is a selection of white front wall and base units comprising cupboards and drawers white contrasting black laminate worktops and white subway style splashback. There is a selection of built in appliances including a four burner gas hob with stainless steel splashback, cooker hood an eye level oven and a dishwasher. Space is provided for a fridge freezer. Radiator

UTILITY ROOM 1.52 x 1.51 (4'11" x 4'11")

Black worktops with space below for a washing machine and a dishwasher. Storage comes in the form of a wall cupboard. Tiled flooring

CLOAKROOM 1.53 x 1.51 (5'0" x 4'11")

Pedestal basin with a black mixer tap and a white contrasting tiled splashback and a low level toilet.

LANDING

Loft access and a radiator

BEDROOM 1 3.22 ext 4.73 x 4.88 (10'6" ext 15'6" x 16'0")

A real touch of luxury here with generous space and two double glazed windows. Impressive open wardrobes with different storage areas. two radiators.

BEDROOM 2 2.90 x 3.15 (9'6" x 10'4")

Double glazed window. Radiator

BATHROOM

Panel bath with thermostatic shower over and a mixer tap and a glass screen. part tiled with subway style tiling. White pedestal basin with a mixer tap and a low level toilet. Vinyl flooring. Extractor fan.

OUTSIDE FRONT

There is a low level fence with gates leading to a lawned area and a pathway leads to the front door. The property also come with an allocated parking space

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority. South Gloucestershire Services . All mains services connected Broadband Ultrafast 1800mps. Source Ofcom Mobile phone. EE O2 Three Vodafone all good outdoor signal. Source Ofcom

