



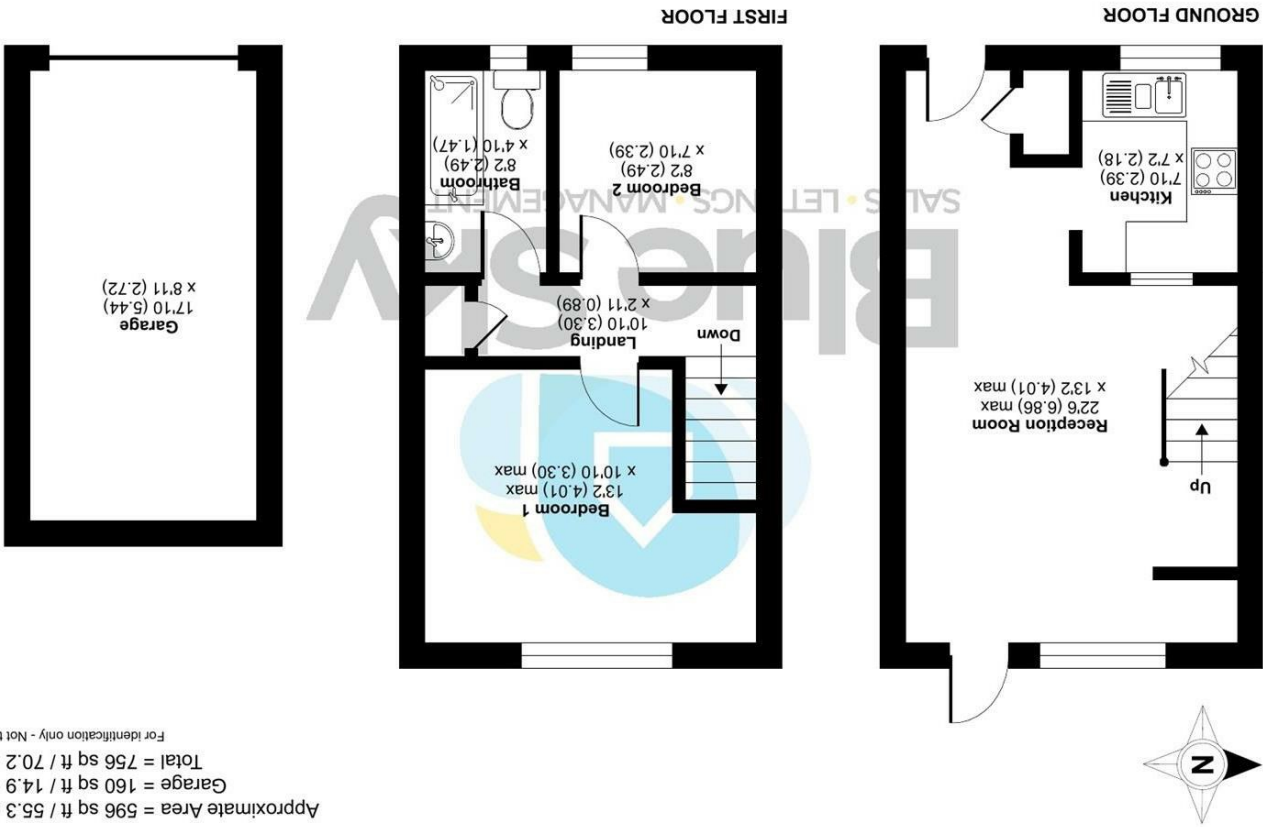
Troon Drive, Warmley, Bristol, BS30

 Approximate Area = 596 sq ft / 55.3 sq m

 Garage = 160 sq ft / 14.9 sq m

 Total = 756 sq ft / 70.2 sq m

 For identification only - Not to scale



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Nestled in the charming area of Warmley, Bristol, this delightful two-bedroom end terrace home on Troon Drive presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a spacious lounge/diner, perfect for entertaining guests or enjoying family meals, alongside a well-appointed kitchen that caters to all your culinary needs. With two comfortable bedrooms, this home offers ample space for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the generous parking provision, accommodating up to two vehicles on the driveway and a garage next to the property provides further storage options or a secure space for your vehicle. The rear garden is a lovely outdoor space, ideal for enjoying the fresh air, gardening, or simply unwinding after a long day. The property is offered with no onward chain, allowing for a smooth and efficient purchase process. Situated close to local amenities, residents will find shops, schools and recreational facilities within easy reach. Furthermore, the property benefits from excellent connections to the ring road, making commuting to Bristol and beyond a breeze. Call today to book your viewing!



Hall/Lounge/Diner

22'6 max x 13'2 max (6.86m max x 4.01m max)
Double glazed door to front, storage cupboard, two radiators, fuse board, wood effect flooring, window opening to kitchen, stairs to first floor landing, open storage cupboard with light, double glazed door and double glazed window to rear.

Kitchen

7'10 x 7'2 (2.39m x 2.18m)
Double glazed window to front, base units with worktops over, space for fridge/freezer, tiled splashbacks, one and a half bowl sink and drainer, space for gas cooker, cooker hood, space for washing machine, wall mounted gas boiler, wood effect flooring, archway to hall/lounge/diner, stop tap.

First Floor Landing

10'10 x 2'11 (3.30m x 0.89m)
Loft access (with drop down ladder, part boarded and light), storage cupboard housing hot water tank.

Bedroom One

13'2 max x 10'10 max (4.01m max x 3.30m max)
Double glazed window to rear, radiator, decorative wall panelling, extractor fan (disconnected).

Bedroom Two

8'2 x 7'10 (2.49m x 2.39m)
Double glazed window to front, radiator, decorative wall panelling.

Bathroom

8'2 x 4'10 (2.49m x 1.47m)
Double glazed window to front, W.C. wash hand basin, enclosed bath with shower over, wood effect flooring, part tiled walls, radiator, spotlights.

Garage

17'10 x 8'11 (5.44m x 2.72m)
Up and over door to front, eaves storage, power and light.

Parking

Parking for two cars.

Front Garden

Side gate to shared access lane, leading to gate to the rear garden, outside tap, gravel, canopy over front door. shrubs, meters and light.

Rear Garden

Gated side access to shared access lane, lawn area, patio, shrubs, gravel area, bark area, shed and enclosed structure.

Agent Note

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

