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**The Important Bit!**

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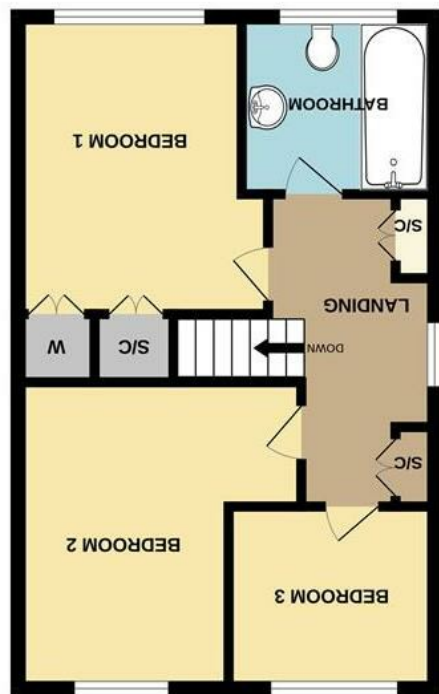
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**Get in touch to arrange a viewing!**

**Like what you see?**



1ST FLOOR



GROUND FLOOR



**52 Birkdale, Warmley, Bristol, BS30 8GH**  
**Offers In Excess Of £350,000**



Council Tax Band: C | Property Tenure: Freehold

COME AND HAVE A LOOK AT THIS BEAUTIFUL HOME!! This superb three bedroom detached home is certainly worth a viewing!! Located in this small cul-de-sac and close to amenities, ring road connections, cycle track and school, this home really needs to be viewed to appreciate all that is on offer!! The accommodation comprises on the ground floor: entrance hall, cloakroom, kitchen and lounge/diner with access to the conservatory. On the first floor you will find three bedrooms, storage and the bathroom. Further benefits include driveway parking, garage and a good size rear garden. Make sure this home is top of your to view list!! DON'T MISS OUT!!



**Entrance Hall**

6'3" x 3'10" (1.91m x 1.17m)  
Double glazed door and window to side, fuse board, stairs to first floor landing.

**Lounge/Diner**

14'9" max x 16'8" max (4.50m max x 5.08m max)  
Double glazed window to rear, double glazed french doors to conservatory, gas fire and surround (disconnected), two radiators, under stairs storage cupboard.

**Cloakroom**

5'3" x 3'1" (1.60m x 0.94m)  
Extractor fan, radiator, W.C, wash hand basin, partly tiled walls.

**Kitchen**

12'11" x 8'7" (3.94m x 2.62m)  
Double glazed window to front, wall and base units with worktops over, door to garage, tiled splash backs, radiator, gas range cooker, breakfast bar, cooker hood, integral fridge, 1 1/2 bowl sink with drainer, integral dishwasher, door to garage.

**Conservatory**

9'9" x 10'5" (2.97m x 3.18m)  
Double glazed windows and double glazed French door to rear garden, of brick and UPVC construction, radiator.

**First Floor Landing**

9'0" x 4'9" max (2.74m x 1.45m max)  
Double glazed window to side, two storage cupboards, radiator, loft access (drop down ladder, part boarded).

**Bedroom One**

9'9" to wardrobe door x 11'5" max (2.97m to wardrobe door x 3.48m max)  
Double glazed window to front, radiator, over stairs storage cupboard, built in wardrobe.

**Bedroom Two**

10'11" max x 11'10" max (3.33m max x 3.61m max)  
Double glazed window to rear, radiator.

**Bedroom Three**

7'11" x 7'4" (2.41m x 2.24m)  
Double glazed window to rear, radiator.

**Bathroom**

6'10" x 5'11" (2.08m x 1.80m)  
Double glazed window to front, W.C, wash hand basin, enclosed bath with shower over, fold away shower screen, extractor fan, tiled walls and floor, heated towel rail.

**Garage**

17'0" x 7'5" (5.18m x 2.26m )  
Double glazed window to side, power and light, electric roller door to front, space for fridge/freezer, wall mounted gas combi boiler, space for tumble dryer, space/plumbing for washing machine.

**Rear Garden**

Two side access gates, patio, lawn area, shed, enclosed garden, raised boarder.

**Front Garden**

Side access gates, pathway to front door, canopy over front door, gravel area, outside tap, shrub.

**Parking**

Driveway parking in front of the garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

