



*Moving You*



Poplar Road, Warmley, BS30 5JX  
03334041188 option 3

Offers in excess of £425,000  
[guy.rolfe@moving-you.co.uk](mailto:guy.rolfe@moving-you.co.uk)

Freehold  
[www.moving-you.co.uk](http://www.moving-you.co.uk)



















## Poplar Road, Warmley, Bristol, BS30 5JX

**\*\*No Chain\*\*** Step into this lovely, neutrally decorated, detached family house and you'll soon feel right at home. It's currently listed for sale and comes with the added advantage of having no onward chain. This property beams with a welcoming aura, guaranteed to create a cosy environment for its future residents.

The property comprises of four well-proportioned bedrooms. The master bedroom provides a generous space, creating an inviting environment for relaxation. The other three bedrooms are also well-presented, offering ease and comfort for all the family. A well-equipped bathroom with a heated towel rail adds a touch of convenience.

The heart of the house is a well-lit kitchen, filled with natural light, providing an ideal space to create delicious meals. It's easy to imagine family and friends gathering here, making memories around the dinner table.

Two reception rooms enrich the living space. The first, the living room is adorned with a large window to front, allowing sunlight to flood in and brighten up the space. The dining room room boasts a beautiful garden view, creating a serene spot for relaxation or entertaining guests. Further benefits include a downstairs W.C and a fantastic utility / laundry room access via the garden.

The property's unique features include ample parking spaces and a single detached garage, making it ideal for families with multiple cars. Set in a location close to schools and cycling routes, this house is perfectly situated for families.

This charming house is waiting for you to start your new chapter. With its inviting ambiance and practical features, it's more than a house, it's a home.

Council Tax Band E









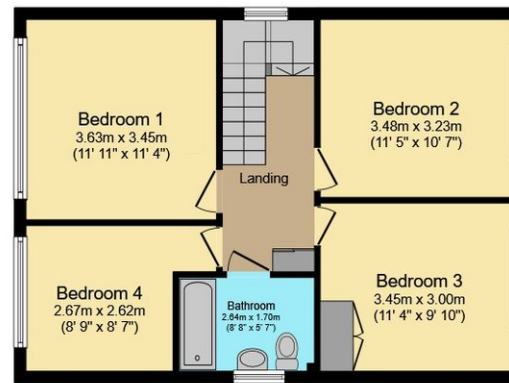




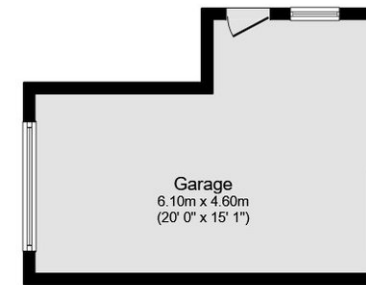




Ground Floor

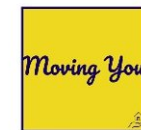


First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Guy Rolfe Moving You

03334041188 option 3

[guy.rolfe@moving-you.co.uk](mailto:guy.rolfe@moving-you.co.uk)

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

[www.moving-you.co.uk](http://www.moving-you.co.uk)