



Wakeford Way, Warmley, BS30 5HU
03334041188 option 3

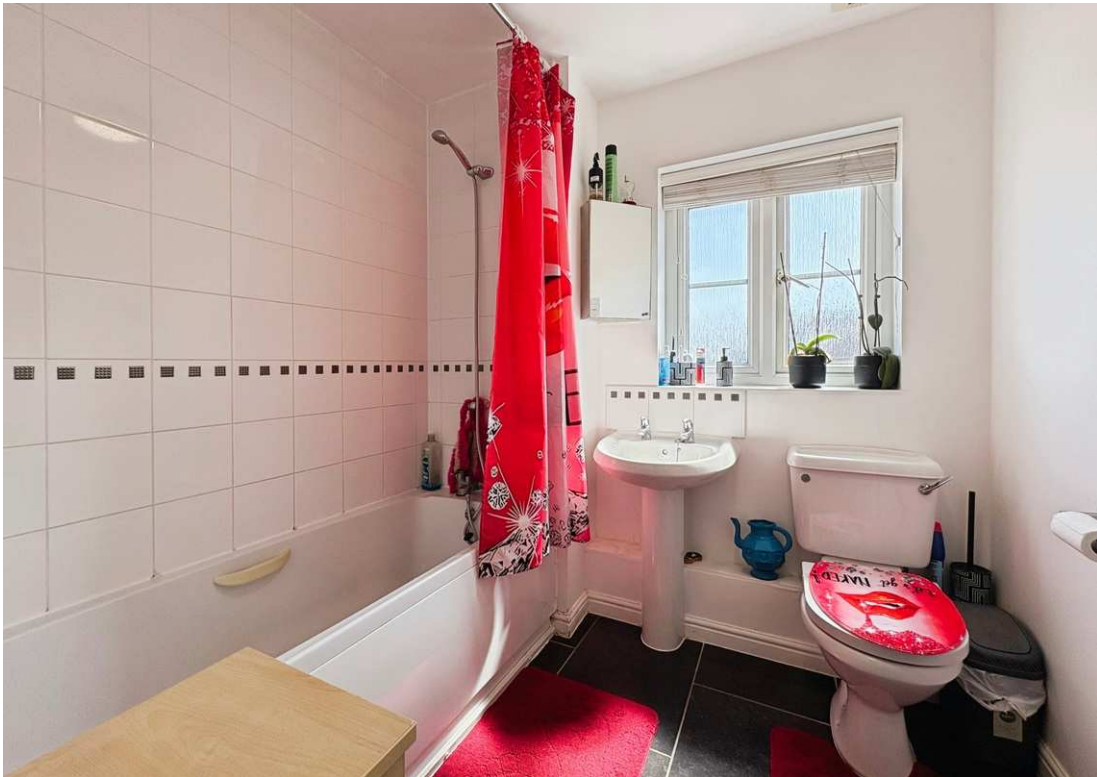
Offers in excess of £270,000
guy.rolfe@moving-you.co.uk

Freehold
www.moving-you.co.uk









Wakeford Way, Warmley, Bristol, BS30 5HU

Offered with No Chain and located within a cul-de-sac location in Warmley, this two-bedroom link home which is coach house in style offers practical living accommodation in good condition and is well placed for local amenities, commuting and local walks and cycling via the Bristol & Bath cycle path.

Set in a residential area between Bristol and Bath, this property features on the first floor a light and airy main reception room, a sizeable wedge shaped kitchen/diner, a white suite three piece bathroom suite and master bedroom which includes a walk-in dressing area. The second bedroom located on the ground floor is a comfortable double and also has the benefit of a downstairs cloakroom nearby. The property is completed by an integral garage and parking provide useful storage and convenience.

*Please note that this is the only outside space, there is NO garden.

Warmley is popular with first-time buyers and investors thanks to its balance of green space and access to nearby centres. The area is well known for its walking and cycling routes, including the Bristol and Bath Railway Path, giving traffic-free access towards both cities and linking to a wider network of paths.

For everyday needs, you'll find local shops, cafés and services in nearby Warmley and along the A420 corridor, with larger supermarkets and retail parks a short drive away. Families have access to a range of schools in the surrounding suburbs of east Bristol.

Public transport links include local bus services running along the A420 towards Bristol city centre and Bath, with typical journey times of around 30–40 minutes depending on traffic. The nearest rail stations are in Keynsham and Kingswood/Staple Hill area (via connecting buses), offering routes towards Bristol Temple Meads, Bath and beyond.

This two-bedroom link home is well suited to first-time buyers or investors seeking a low-maintenance home with parking and access to excellent walking and cycling routes.

Council Tax Band C









Ground Floor



First Floor

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



Guy Rolfe Moving You

03334041188 option 3

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