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16'1" x 6'3" (4.91m x 1.92m)	Hallway	
17'1" x 11'2" (5.48m x 3.41m)	Living Room	
5'10" x 3'8" (1.80m x 1.12m)	WC	
9'11" x 9'10" (3.04m x 3.02m)	Dining Room	
12'6" x 7'8" (3.82m x 2.36m)	Kitchen	1105 ft ² 102.8 m ²
16'9" x 8'3" (5.11m x 2.53m)	Garage	1 ft ² 0.1 m ²
11'1" x 9'6" (3.39m x 2.90m)	Landing	
12'9" x 9'10" (3.90m x 3.01m)	Bedroom	
8'11" x 7'10" (2.72m x 2.40m)	Bedroom	(1) Excluding balconies and terraces.
8'3" x 8'2" (2.52m x 2.49m)	Bedroom	Reduced bedroom Below 5 ft/1.5 m
7'10" x 5'2" (2.40m x 1.60m)	Shower Room	Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only. GIRAFFE360
Approximate total area		



- Living room
- Separate dining room
- Kitchen
- Four bedrooms
- Shower room
- Garage and off street parking
- Lovely, enclosed mature rear garden
- Gas central heating
- No onward chain

51 Victoria Road, Warmley, Bristol, BS30 5JZ
£425,000 Freehold

PROPERTY TYPE House - Link Detached

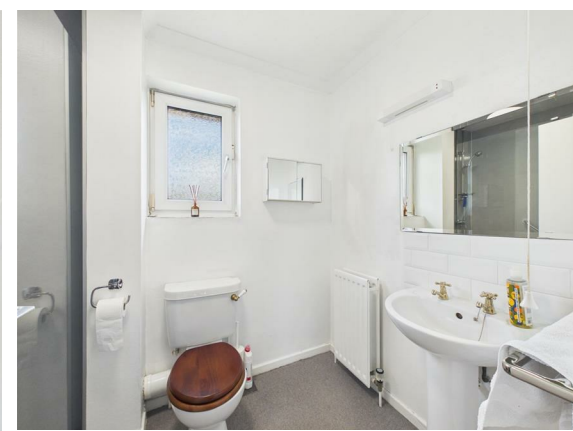
BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 0

EPC RATING C

COUNCIL TAX BAND D



Well presented four bedroom link detached home.

Entrance hallway with downstairs wc, good size living room, separate dining room and kitchen.

At the first floor are four bedrooms and a family shower room.

With off street parking to front and garage, there is a lovely lawned, enclosed child friendly mature garden to rear.

Offered for sale with no onward!



the location

Set in a super convenient location, backing onto the Bristol to Bath cycle track, there are local facilities at nearby Warmley, a range of local schools and the more comprehensive facilities of Longwell Green retail park, with its range of national retailers, is but a short drive away. Bristol 5.6 miles Bath 8.0 miles

Offered for sale with no onward chain!

just a thought...

If you hadn't considered this area, this home is worthy of a look. Close to the countryside, yet with all modern conveniences close at hand. Fabulous garden, and great location, all offered at a great price.