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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

Hallway

Living Room
13'2" x 12'11" (4.03m x 3.94)

Dining Room
15'11" x 9'9" (4.86m x 2.98m)

Kitchen
11'4" x 8'8" (3.47m x 2.65m)

Sun Room
9'1" x 8'7" (2.78m x 2.63m)

Landing

Bedroom
11'8" x 8'11" (3.56m x 2.73m)

Bedroom
9'4" x 8'9" (2.87m x 2.67m)

Bedroom
8'7" x 6'9" (2.63m x 2.08m)

Bedroom
6'10" x 6'1" (2.10m x 1.86m)

Bathroom
11'4" x 8'8" (3.47m x 2.66m)

- Four bedrooms
- Bright and spacious living room
- Separate dining room
- Large family bathroom
- Sun trap rear garden
- Garage and off street parking
- No onward chain
- Popular residential location
- Early viewing highly recommended

20 Lintern Crescent, Warmley, Bristol, BS30 8GB

Offers In Excess Of £350,000 Freehold

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PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 1

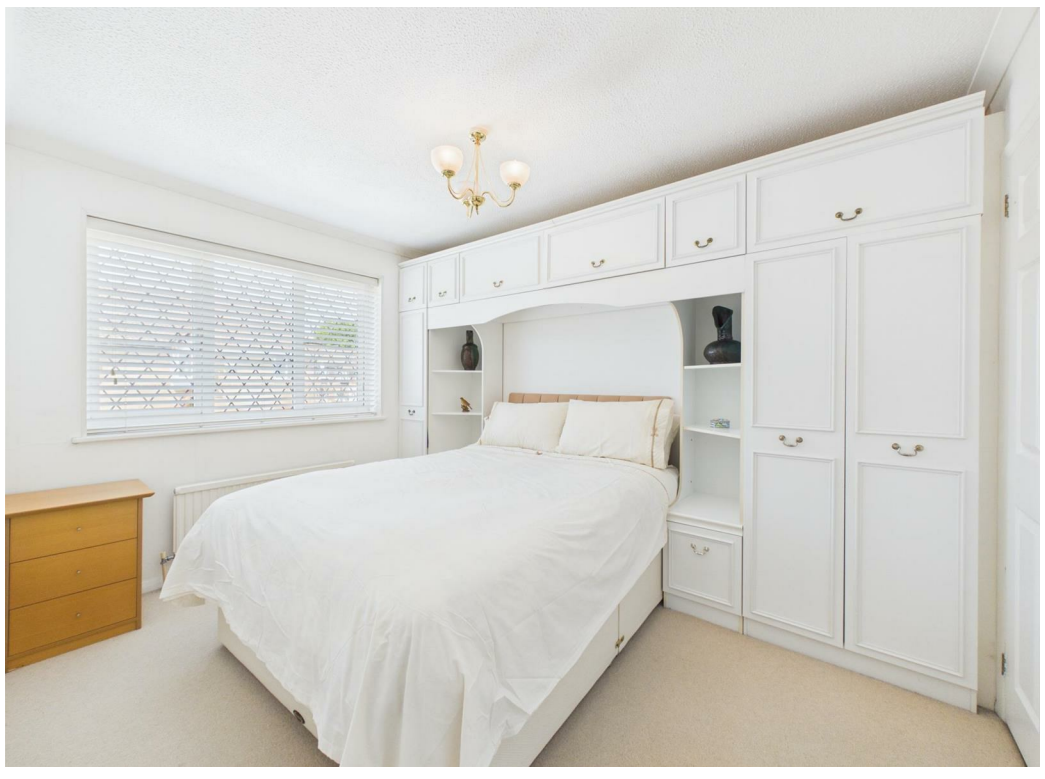
EPC RATING C

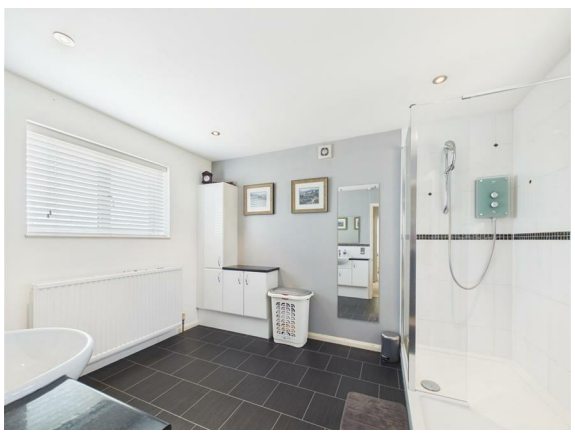
COUNCIL TAX BAND C

A spacious 4 bedroom home set in a popular residential area, this flexible property offers generous living space, a bright living room, separate dining room and a modern kitchen leading to a sunny rear garden

Upstairs, the home features three comfortable bedrooms plus a further bedroom that works perfectly as a home office, nursery, hobby room or dedicated storage space. The standout feature is the exceptionally large family bathroom, a rare benefit in homes of this type, providing a luxurious and practical space for busy households.

Externally, the property enjoys a sun trap rear garden, off street parking and a garage. Offered with no onward chain, this is an ideal home for buyers seeking flexibility, space and convenience.





The property sits in a peaceful suburban area, it is well positioned for commuters, with nearby transport links connecting residents to both major cities.

the location

Set in a popular location, there is a whole range of facilities literally on the doorstep, including Aspects Leisure complex with gym, swimming pool, cinema complex and eateries. Gallagher Retail park is also a short distance away with a number of national retailers including Marks and Spencer, Next and Costa. The Avon ring road is readily accessible, as is the Bristol to Bath cycle path. Bristol 5.2 miles Bath 8.5 miles

just a thought...

With four bedrooms and a peaceful location, this could be the perfect house for a young family.