



24, Firework Close, Bristol, South  
Gloucestershire, BS15 4LT

£289,950



Hidden away in this ever popular cul de sac on the borders of Warmley and Siston Common is this two bedroom end of terrace home. OFFERED FOR SALE with NO ONWARD CHAIN this lovely property provides light and airy accommodation which briefly includes an entrance hallway with wet room/WC, a generous lounge and a generous kitchen/dining room to the ground floor. Upstairs you will find your two double bedrooms and a modern white bathroom. There are generous gardens to the rear, side and front of the property, the rear garden being enclosed and south-facing with gated access to a single garage with power. Pleasantly tucked away and providing a great opportunity to extend (subject to planning) this fantastic home should be viewed as soon as possible.

### Entrance

Upvc double glazed door into the entrance hallway, Upvc double glazed window to the front, doors into the lounge and Cloakroom/Shower/Wet Room.

### Wet Room/Cloakroom/WC

Upvc obscure double glazed window to the rear, fully tiled walls, low level WC, wash hand basin, electric shower.

### Lounge

19' 0" x 11' 9" (5.80m x 3.58m)

Upvc double glazed window to the front, staircase to the first floor, TV point, two radiators, door into the kitchen.

### Kitchen

11' 9" x 8' 2" (3.58m x 2.49m)

Upvc double glazed window and door to the rear, range of wall and base units with square edge work surfaces, built in electric oven, electric hob, extractor fan, tiled splashbacks, radiator, wall mounted gas boiler.

### First Floor Landing

Access to loft space, door to airing cupboard, door to bedroom and bathroom.

### Bedroom One

11' 8" x 10' 7" (3.56m x 3.23m)

Upvc double glazed window to the front, radiator.

### Bedroom Two

12' 0" x 8' 2" (3.65m x 2.50m)

Upvc double glazed window to the rear, built in over stair storage cupboard, radiator.

### Bathroom

Upvc double glazed obscure window to the side, panel bath with electric shower over, low level WC, Pedestal wash hand basin, heated towel rail.

### Garden

There are extensive gardens to the front, side and rear of the property. The enclosed rear garden is south facing and mainly laid to lawn and patio with garden shed and gated access to the garage.





### Garage

Up and over door with power.

### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

Band B

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol