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SALES • LETTINGS • MANAGEMENT

9 Armstrong Drive, Warmley, Bristol, BS30 8RD

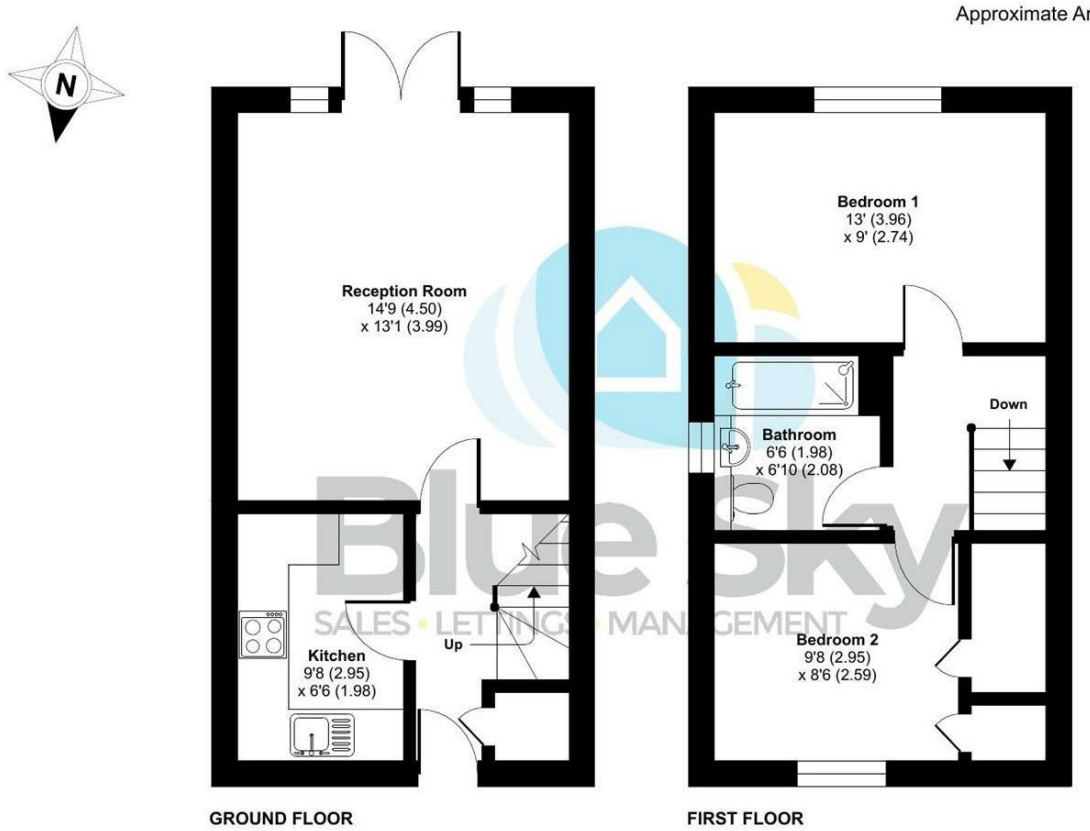
£269,950



Armstrong Drive, Warmley, Bristol, BS30

Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1535390

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Like what you see?

Get in touch to arrange a viewing;

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



2 1 1 C

Council Tax Band: C | Property Tenure: Freehold

OFFERED WITH NO ONWARD CHAIN! Tucked away in a desirable cul-de-sac, this charming two-bedroom end terrace house presents an excellent opportunity with no onward chain. The ground floor has a spacious open-plan lounge and dining area, with plenty of natural light and the well-appointed kitchen offers functionality and convenience. Upstairs, there are two well-proportioned bedrooms alongside a modern family bathroom. The low maintenance garden benefits from side access, enhancing its practicality. Additionally, the property includes two dedicated parking spaces. With its inviting atmosphere and practical features, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home.





Front Garden
Boundary wall with paved steps leading down to the front garden which is mainly laid to stone chipping's.

Canopy Porch
Low level wall with canopy porch.

Hallway
Single glazed door with obscured glass, cupboard housing consumer unit, radiator, stairs to first floor.

Kitchen
9'8 x 6'6 (2.95m x 1.98m)
Double glazed window to front, wood effect flooring, a range of wall and base units with work tops over, combination boiler, electric oven and hob, extractor fan, single sink and drainer with mixer tap over, recess for tall fridge/freezer, radiator.

Lounge / Diner
14'9 x 13'1 (4.50m x 3.99m)
Double glazed patio doors to rear, two radiators.

First Floor Landing
Loft hatch, doors to;

Bedroom One
13' x 9' (3.96m x 2.74m)
Double glazed window to rear, radiator.

Bedroom Two
9'8 x 8'6 (2.95m x 2.59m)
Double glazed window to front, radiator, two storage cupboards one housing further radiator.

Bathroom
6'6 x 6'10 (1.98m x 2.08m)
Obscured double glazed window to side, panelled bath with mixer taps and main shower over, wash hand basin with mixer taps, radiator.

Rear Garden
Enclosed by fencing to all sides, patio area with pathway leading on to astro turf and further stone chipped area. There is a side access path shared with the neighbour with gated access to the rear garden.

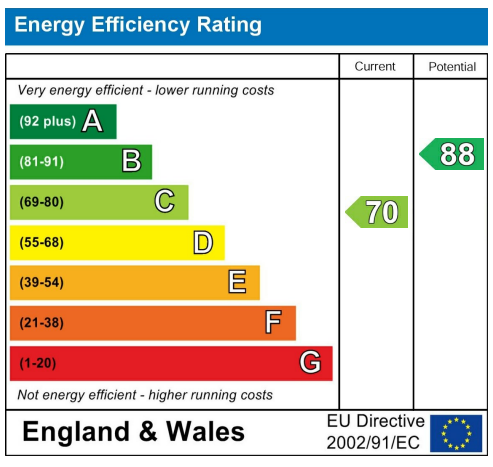
Parking
Two allocated parking spaces to the front of the house, one to the left of the stone path and one to the right.

Agent Note
There is a covenant on the title restricting you from running a trade or business from the property, or carrying on any activity which might be or become a nuisance.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









The Property Ombudsman

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