



**Summer House Way  
Warmley  
Bristol  
Gloucestershire  
BS30 8ZH**

**Offers in Excess of £318,000**

**bettermove**

# Summer House Way Bristol

Bettermove are proud to present this 3 bedroom linked detached house in Warmley, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

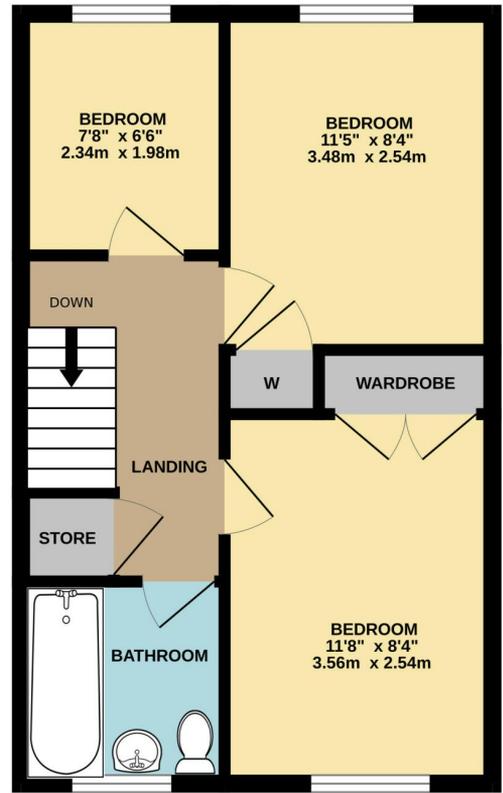
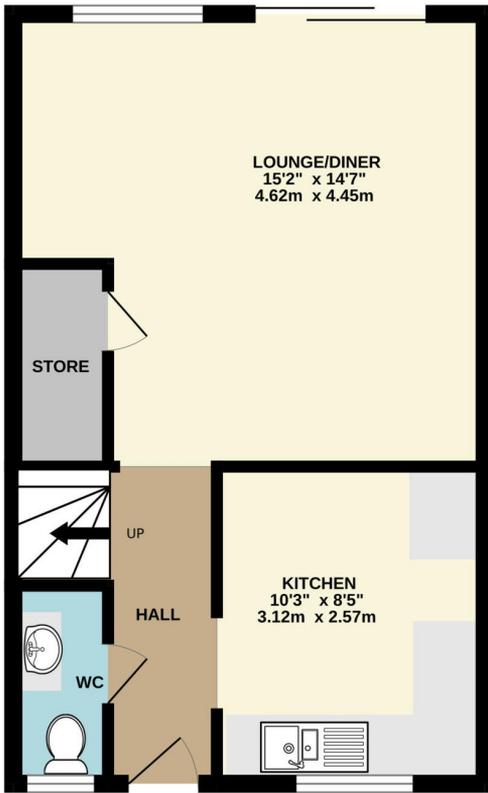
The council tax band is C.

The interior of this beautifully presented property comprises a spacious living/dining room, fitted kitchen, store room and WC on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Warmley, Bristol, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Keynsham and Lawrence Hill Railway stations, as well as local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)