



29, Goldney Avenue, Warmley, Bristol, South
Gloucestershire, BS30 5JG

£325,000

Overlooking St Barnabas Church and a small green in Warmley is this spacious three bedroom terraced home. The property which has been in the same ownership for 60 years comprises of an entrance hall, lounge with dual aspect, a further reception room with bay window over looking the green and church beyond, a generous kitchen and a small inner lobby with storage and a cloakroom. To the first floor there are three generous bedrooms and a bathroom. Externally there is a small garden to the front and a generous rear garden. Beyond the garden is a parking area belonging to the property. Location, location, location the position of the property is fabulous with views across a green to the church and makes for a super option for children to play. In need of some updating but a super opportunity to put you own mark on the property and 'make your own'. Well paced for both Bristol and Bath City Centres and great location for the Avon Ring Road, early viewing is highly recommended.



Entrance

Upvc door to the entrance hallway, staircase to the first floor, door to reception one and door to reception two, telephone point.

Reception One

18' 2" x 10' 7" (5.53m x 3.22m)

Upvc double glazed windows to the front and rear, feature stone fireplace, two radiators.

Reception Two

19' 9" x 10' 7" (6.03m x 3.22m)

Upvc double glazed window to the front and rear, feature fireplace with gas fire, two radiators, TV point, archway to under stair storage area, obscure sliding door to the kitchen. cupboard

Kitchen

11' 6" x 10' 3" max (3.51m x 3.13m)

Two Upvc double glazed windows, range of wall and base units with rolled edge work surfaces, tiled splash backs, stainless steel sink with mixer tap, space for a washing machine, space for a fridge/freezer, space for a cooker, sliding obscure glazed door to rear lobby.



Rear Lobby

6' 6" x 2' 7" (1.97m x 0.80m)

Upvc door to the rear, shelving, door into cloakroom.

Cloakroom

3' 6" x 2' 10" (1.07m x 0.87m)

Upvc double glazed window to the rear, low level WC.

First Floor Landing

Upvc double glazed window to the rear, doors to all bedrooms and bathroom.

Bedroom One

17' 5" x 16' 11" max (5.31m x 5.16m)

Upvc double glazed window to the front, radiator, built in storage cupboard.

Bedroom Two

12' 2" x 8' 11" max (3.72m x 2.71m)

Upvc double glazed window to the front, radiator, tiled fireplace, built in wardrobe

Bedroom Three

8' 10" x 7' 8" (2.70m x 2.33m)

Upvc double glazed window to the rear, radiator.





Bathroom

7' 9" x 5' 7" (2.35m x 1.71m)

Upvc double glazed obscure window to the rear, panel bath with electric shower over, pedestal wash hand basin, low level WC, radiator, electric wall heater, airing cupboard, tiled splashbacks, loft hatch with ladder and light, part boarded and insulated.

Front garden

Small garden to the the front of property with mature shrubs and plants and open aspect to a green.



Rear Garden

There is shared access to the rear garden which is of a generous size, enclosed and mainly laid to lawn with mature flower and shrub borders and a garden shed. There is gated access providing off street parking if required.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax

Band

Epc

Epc rating TBA



Floorplan and Epc

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed 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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