



15, St. Pierre Drive, Warmley, Bristol, South
Gloucestershire, BS30 8GT

£245,000

Simply Stunning! This wonderful coach house benefits from Upvc double glazing , gas central heating, a single garage and lovely south facing rear garden. The property briefly comprises of steps leading the covered entrance, a generous lounge which stretches from front to back with double doors opening into the kitchen. There is a doorway to an inner hallway with two handy storage cupboards and doors leading into a modern white bathroom and a double bedroom with built in wardrobe. A particular feature of this property is the well maintained enclosed south facing garden which is of a generous size and mainly laid to lawn with a raised decked area. The popular style of property is located in a sought after cul de sac setting with great access to all the facilities of Longwell Green including the retail park, leisure facilities and ring road. Sure to be of great interest, early viewing of this fine property is highly recommended.

Entrance

There is a staircase leading to a canopied entrance with composite entrance door leading into the lounge.

Lounge

16' 5" x 9' 10" (5.00m x 3.00m)

Upvc double glazed window to the rear and Upvc double glazed bow window to the front, feature fireplace with electric fire, two antique style radiators, coving, ceiling cornice, laminate flooring, glazed double doors leading into the kitchen and door to the inner hallway.

Inner Hallway

Upvc double glazed window to the rear, laminate flooring, doors to two storage cupboards, doors into the bedroom and bathroom.

Bathroom

6' 4" x 5' 7" (1.92m x 1.70m)

Upvc double glazed obscure window to the rear, modern white suite comprising of a panelled bath with mains shower over, vanity wash hand basin, low level WC, coving, tiled splashbacks, extractor fan.

Bedroom

9' 8" x 8' 3" (2.94m x 2.51m narrowing to 3.99m)
Upvc double glazed window to the front, fitted wardrobe with mirror sliding doors, coving, ceiling cornice, radiator.

Kitchen

10' 5" x 5' 11" (3.18m x 1.81m)

uPVC double glazed window to the front, range of wall and base units with square edge work surfaces, wall mounted 'Worcester' gas boiler, space for a washing machine, stainless steel oven and ceramic hob, one and half bowl sink unit with mixer tap, tiled splashbacks, laminate flooring.

Garage

16' 4" x 8' 6" (4.97m x 2.59m)

With up and over door, obscure window to the rear.

Gardens

There is gated access to an enclosed south facing garden which is of a generous size, its is mainly laid to lawn with a raised decked area and shrubs borders.





Local Authority
South Gloucestershire

Tenure
Freehold

Council Tax Band
Band B



Floorplan and epc to be inserted when available

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.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol