



11, St. Andrews, Warmley Bristol, South
Gloucestershire, BS30 8GJ

£250,000

Nestled within a cul-de-sac position but close to local amenities, Anne James Estate Agents are pleased to offer for sale this mid terrace property. The property can be assessed via a front door leading into an entrance porch with multi pane door leading into a spacious and airy lounge/dining room with door leading to a modern kitchen with glazed door which leads into the garden. To the first floor are two double bedrooms and a modern bathroom. To the outside of the property are well tended gardens. The property also benefits from a garage and parking. Viewing recommended.

Entrance

uPVC double glazed door leading into the entrance porch. outside security light.

Entrance Porch

Tiled floor, storage cupboard, cove ceiling, multi pane glazed door leading to the lounge/dining room.

Lounge/Dining Room

17' 6" x 12' 7" (5.33m x 3.84m)

uPVC double glazed window to the front, cove ceiling, double radiator, TV aerial point, stairs to the first floor landing, door to the kitchen.

Kitchen

12' 7" x 7' 3" (3.83m x 2.20m)

uPVC double glazed window to the rear garden, uPVC half glazed door leading to the rear garden, range of white wall and base units with rolled edge work surfaces and tiled splashbacks, built in electric oven and gas hob, wall mounted Worcester combination boiler, stainless steel single drainer sink unit, space for washing machine, fridge and freezer.

First Floor Landing

Access to bedrooms one and two, bathroom. Access to the loft space.

Bedroom One

12' 8" x 9' 3" (3.86m x 2.82m)

uPVC double glazed window to the front, built in wardrobe, single radiator.

Bedroom Two

12' 1" x 6' 10" (3.69m x 2.09m)

Two uPVC double glazed windows to the rear, single radiator, storage cupboard.

Bathroom

White suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC, extractor fan, part tiled walls, laminate flooring, single radiator.

Outside

Front Garden





Pathway leading to the front door, laid to lawn with various shrubs and bushes, gravelled area.

Rear Garden

Laid to lawn, patio area, enclosed by panel fencing and brick wall.

Garage

Located in a block with up and over door. Parking to the front.



Tenure

The property is Freehold

Council Tax

South Gloucestershire Council - Band C

EPC Rating

Rating - C



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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