



The Old Blacksmiths, 38 High Street,
Warmley, Bristol, South Gloucestershire,

£295,000

Only by stepping over the threshold of this charming, character cottage will you appreciate all that is on offer. Situated in a popular location with easy access to the Ring Road, Bath and Bristol City Centres this property is highly recommended for an internal viewing. The accommodation briefly comprises of a sitting room, a lounge/dining room, a modern kitchen and contemporary bathroom to the ground floor. Upstairs you will find two double bedrooms. Externally there is an established rear garden which is a haven for wildlife and the home office which could be used a playroom, garden room etc. Further benefits include gas central heating and Upvc double glazing. The property is well placed for the cycle path and surrounding countryside. Early Viewing of this fine property is highly recommend.

Entrance

Composite door leading to the hallway.

Entrance Hallway

Laminate flooring, single radiator, wood panelling, ornate cornice, door leading to the sitting room, lounge/dining room. Stairs leading to the first floor landing.

Sitting Room

10' 11" x 12' 9" narrowing to 9'10" (3.32m x 3.89m narrowing to 2.99m)

uPVC double glazed window to the front, single radiator, feature fireplace, coving.

Lounge/Dining Room

15' 1" (into recess) x 10' 1" (4.61m x 3.08m)

uPVC double glazed window to the rear, double radiator, feature fireplace, laminate floor, opening to the kitchen.

Kitchen

10' 2" x 9' 2" (3.09m x 2.80m)

uPVC double glazed door, uPVC double glazed window, two additional roof windows. White kitchen comprising of wall and base units with rolled edge worksurfaces, with stainless steel sink unit, built in electric oven and ceramic hob with extractor over, space for washing machine and fridge freezer, laminate flooring, single radiator, door leading to the bathroom.

Bathroom

9' 2" x 4' 9" (2.79m x 1.44m)

uPVC double glazed window to the rear. White suite comprising of bath with shower and glass screen, sink which has been built into vanity unit, WC with built in concealed cistern, ladder effect radiator, tiled floor, part tiled walls.

First Floor Landing

Bedroom One

9' 9" x 14' 9" (2.97m x 4.50m)

uPVC double glazed window to the front, radiator, storage cupboard, cove ceiling.





Bedroom Two

10' 5" x 14' 5" (3.18m x 4.39m)

uPVC double glazed window to the rear, radiator, cove ceiling, cupboard housing combination boiler.

Front Garden

Shrub borders, pathway leading to the front door.

Rear Gardens

Laid to patio, Established garden which is lawned with shrub border, outside water tap, raised garden pond with two further ponds, storage shed and home office.



Home Office

7' 7" x 5' 7" (2.30m x 1.70m)

With double glazed window and door. Electric supply

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

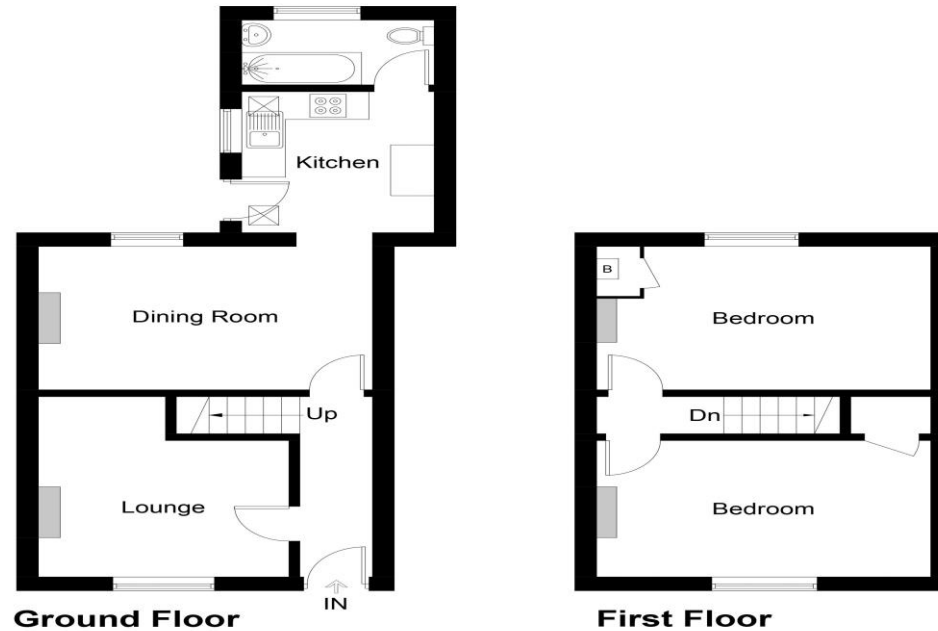
Band B



38 High Street

Approximate Gross Internal Area = 78.8 sq m / 848 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only. Not to scale. ID1139599
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

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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