



36, High Street, Warmley Bristol, South
Gloucestershire, BS15 4NF

Offers in excess of
£300,000

CHARM, CHARACTER AND STYLE Only by stepping over the threshold of this well presented three bedroom terraced cottage will you appreciate all that is on offer. The property offers a wealth of character and charm and offers spacious accommodation to include an entrance porch, a spacious lounge/diner, a fitted kitchen with ample storage and a 'Lantern' sky light and a useful conservatory. To the first floor is a landing which leads to bedrooms two and three and a modern bathroom a further staircase leads to the principal bedroom. The rear of the property offers a generous private and enclosed garden with a lawn and patio, a garden shed and further garden room. Further benefits include an generous front garden, Upvc double glazing and gas central heating, permit parking is available at a charge of £30 for one car or £45 for two cars. Well placed for both centres of Bristol and Bath, shopping facilities of Longwell Green, the Ring Road and well placed for the cycle track. Sure to create great interest, early viewing of this lovely property is highly recommend.

Entrance

uPVC double glazed door to the entrance porch.

Entrance Porch

Upvc double glazed construction on a low wall, tiled flooring , glazed door into the lounge.

Lounge/Dining Room

22' 2" x 12' 7" (6.76m x 3.84m) max
uPVC double glazed window to the front, stair case to the first floor with under stair storage cupboard, beamed ceiling, feature recess, laminate wood flooring, TV aerial point, single radiator, double radiator, door leading into the kitchen.

Kitchen

11' 1" x 8' 7" (3.37m x 2.61m)
uPVC double glazed window and door leading into the conservatory, uPVC double 'Lantern' roof light, comprehensive range of wall and base units with square edge work surfaces, tiled splashbacks, electric induction hob with extractor hood, breakfast bar, space for washing machine, integrated slimline dishwasher,

integrated fridge/ freezer, inset spotlights, tiled flooring, radiator.

Conservatory

9' 5" x 6' 7" (2.88m x 2.00m)
uPVC double glazed construction with low wall, glass roof, tiled floor, door leading to the rear garden.

First Floor Landing

Doors leading to bedrooms two and three and the bathroom, staircase to bedroom one.

Bedroom Two

12' 11" x 8' 1" (3.94m x 2.46m)
uPVC double glazed window to the front, radiator, laminate wood flooring, coving.

Bedroom Three

10' 11" x 5' 5" (3.32m x 1.64m)
uPVC double glazed windows to the rear, under stairs storage cupboard, radiator.

Bathroom

7' 5" x 3' 8" (2.26m x 1.13m widening to 1.85 max)
uPVC obscure double glazed window to the rear, panel bath with victorian style mixer tap and hand





held shower attachment, electric shower over, heated towel rail, low level WC, pedestal wash hand basin, tiled floor, inset spot lights, tiled walls.

Bedroom One

16' 0" x 12' 5" (4.88m x 3.78m)

Door from landing, two uPVC double glazed windows to the rear, radiator, eaves storage cupboard, additional storage cupboard.

Rear Garden

The rear garden is of a generous size enclosed and private it is mainly laid to patio and lawn with mature flower and shrub borders, a garden shed and summerhouse (the summerhouse is in need of some updating), enclosed by fencing.

Front Garden

The front garden is enclosed by a low wall with a mature hedge and a pathway to the entrance porch.

Tenure

The property is Freehold

Council Tax

South Gloucestershire Council - Band B

Local Authority

South Gloucestershire

Council Tax band

Band B



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