



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

£285,000

OFFERED FOR SALE WITH NO ONWARD CHAIN and located in a tucked away position within a popular part of Warmley is this attractive two double bed roomed house. Benefitting from gas central heating and Upvc double glazing the property offers spacious living accommodation to include an entrance hallway which leads into a light and airy 17ft lounge/diner and a fitted kitchen to the ground floor. Upstairs there is a generous landing which leads into two good sized double bedrooms and modern white bathroom. An enclosed and easily maintained courtyard is accessible from the kitchen and two allocated parking spaces adds much appeal to this very charming property. Situated just off of the Ring Road with easy access to Bristol and Bath City Centres and well placed for all the amenities of Longwell Green including leisure facilities, cafes, pubs and Gallagher Retail Park. This home is ideal for the professional couple or downsizer, with an internal viewing highly recommended.

Entrance

The entrance to the property is through a Upvc door with obscure glazed panel to the entrance hallway.

Entrance Hallway

3' 10" x 3' 3" (1.17m x 0.99m)

Wood effect laminate flooring, door to storage cupboard door into the lounge/diner.

Lounge/Diner

17' 5" x 12' 7" max(5.32m x 3.83m)

Upvc double glazed window to the front, two Upvc double glazed windows to the rear, staircase to the first floor, radiator, coving, TV point

Kitchen

12' 6" x 7' 3" (3.81m x 2.20m)

Upvc double glazed window to the front, Upvc half double glazed door to the rear courtyard, range of wall and base units with rolled edge work surfaces and tiled splashbacks, ceramic 1.5 sink with mixer tap over, stainless steel oven, stainless steel gas hob, space for a washing machine, space for a fridge/freezer,

space for a dishwasher, wall mounted gas boiler.

First Floor Landing

Upvc double glazed window to the rear, radiator, doors into bedroom one and two door into the bathroom.

Bedroom One

12' 6" x 7' 2" (3.81m x 2.19m)

Upvc double glazed window to the front and rear, double radiator, door to storage cupboard.

Bedroom Two

12' 7" x 8' 10" (3.83m x 2.70m)

Upvc double glazed window to the front and rear, double radiator, built in storage cupboard, telephone point.

Bathroom

9' 7" x 4' 10" (2.93m x 1.47m)

Velux window to the front, modern white suite comprising of a panel bath with mains shower over, low level WC, pedestal wash hand basin, tiled splashbacks, radiator, loft hatch.





Courtyard Garden

24' 11" x 12' 0" (7.6m x 3.66m)

There is a courtyard garden to the rear of the property which is enclosed and laid to patio.

Front garden

The front garden has been laid to shingle with a pathway leading to the front door.

Allocated parking

There are two allocated parking space with the property.

Tenure

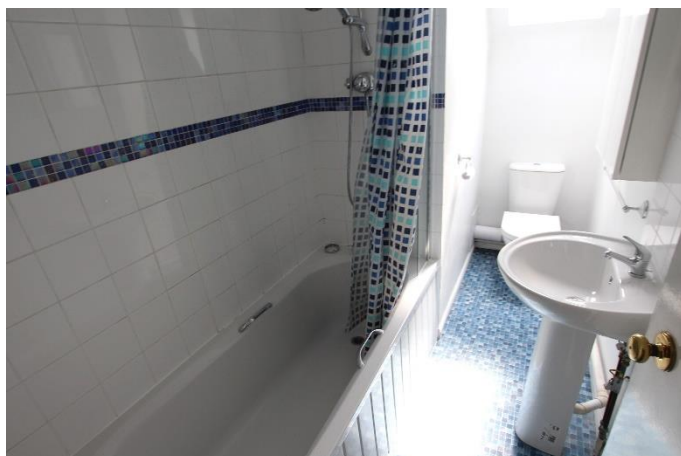
Freehold

Local Authority

South Gloucestershire

Council Tax Band

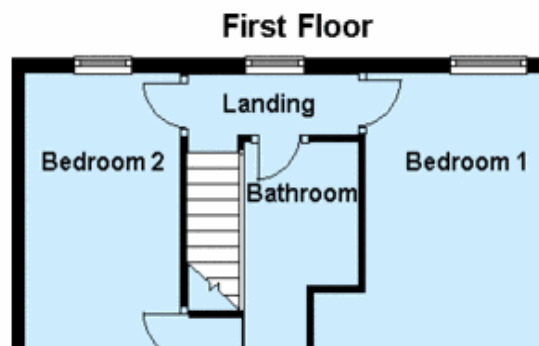
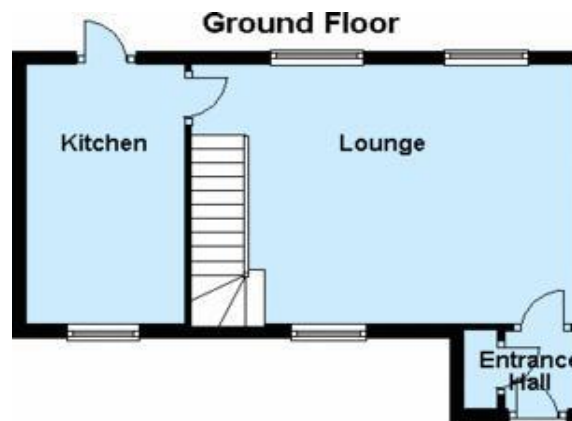
Band B



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



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.

Anne James Estate Agents Office
Tel: 0117 9328611

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

Bristol