

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

11 Warman Close, Stockwood, Bristol, BS14 8LY



£375,000

A versatile three double bedroom semi detached home that benefits from a range of improvements during the current ownership.

- Semi detached
- Entrance hallway
- One or two reception rooms
- Three double bedrooms
- Kitchen
- Bathroom
- Shower room
- Rear garden
- Driveway
- Garage

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



11 Warman Close, Stockwood, Bristol, BS14 8LY

A spacious and versatile three bedroom semi detached home benefiting from a range of improvements in it's current ownership.

Internally the ground floor comprises of a welcoming entrance hallway leading to a modern kitchen, sizeable reception room with sliding doors directly to the rear garden and another room currently used as a bedroom which could double as a second reception room. The ground floor is completed with a contemporary bathroom and a separate wc. To the first floor two double bedrooms are found (both with storage in the eaves and potential to extend into subject to planning permission) serviced by a family shower room.

Externally both the front and rear gardens are landscaped with ease of maintenance in mind with the rear boasting a westerly facing aspect with artificial lawn and a patio for outdoor dining while the front benefits from a block paved driveway providing access to a garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.2m x 2.4m (17'0" x 7'10")

to maximum points. UPVC double glazed window to side aspect, access to ground floor rooms, staircase to first floor, fitted storage unit, radiator and power points.

RECEPTION ROOM ONE 5.5m x 3.3m (18'0" x 10'9")

UPVC double glazed sliding door providing direct access to rear garden, feature gas fireplace with a stone surround, radiator and power points.

KITCHEN 5.6m x 2.4m (18'4" x 7'10")

UPVC double glazed windows to both rear and side aspect and an obscured door to side access. Range of matching wall and base units with work surface over with integrated slide and hide oven and an electric hob with extractor over. Space for American style fridge freezer and space and plumbing for a washing machine. Electric height adjustable worktop, one and a quarter sink and drainer with mixer tap over, tiled splashbacks, radiator and power points.

BEDROOM ONE / RECEPTION ROOM TWO 3.3m x 3.1m (10'9" x 10'2")

UPVC double glazed window to front aspect, storage space below stairs excluded from measurements, radiator and power points.

BATHROOM 1.6m x 1.3m (5'2" x 4'3")

UPVC obscured window to side aspect, bath with electric shower over with folding shower screen, wash hand basin, mirrored storage cupboard, tiled walls and a heated towel rail.

WC 1.3m x 0.8m (4'3" x 2'7")

UPVC obscured double glazed window to side aspect and a low level WC.

FIRST FLOOR

LANDING 2.5m x 1.1m (8'2" x 3'7")

Access to first floor rooms, access to loft via hatch and power points.

BEDROOM TWO 4m x 3.3m (13'1" x 10'9")

UPVC double glazed window to rear aspect, fitted wardrobe with sliding doors, storage cupboard in eaves, radiator and power points.

BEDROOM THREE 3.7m x 3.2m (12'1" x 10'5")

UPVC double glazed window to front aspect, storage cupboards into eaves, one of which housing Worcester combination boiler, radiator and power points.

SHOWER ROOM 2m x 1.6m (6'6" x 5'2")

Double glazed velux window, walk in electric shower cubicle, wash hand basin, low level WC, storage cupboards in eaves and over the stairs, half tiled walls and a radiator.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden of mainly laid to patio along with a block paved driveway providing access to garage and gated side access to rear garden.

REAR GARDEN

Fences boundaries, mainly laid to artificial grass with a patio area for outdoor dining and a concrete path to bottom of the garden.

GARAGE 5.4m x 2.8m (17'8" x 9'2")

Up and over garage door.

TENURE

This property is freehold.

AGENT NOTE

This property is in council tax band C according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council

(bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

