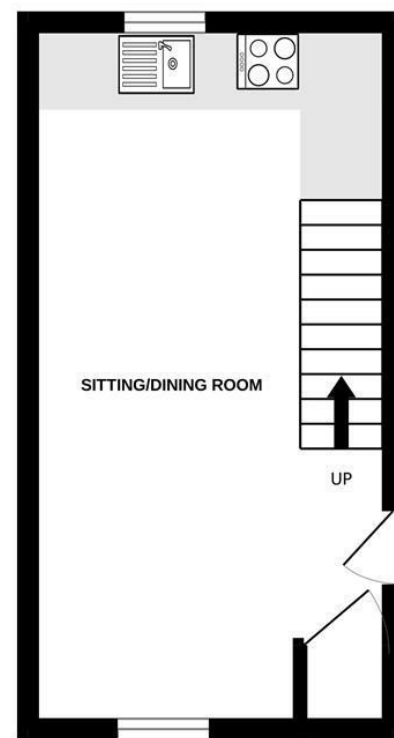
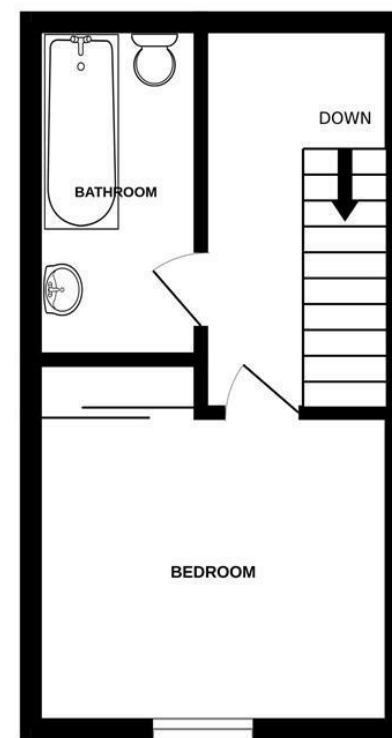


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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.
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62a Cadbury Heath Road, Warmley, Bristol, BS30 8BY



£225,000

An excellently presented one bedroom end of terrace home ideal for first time buyers or those downsizing.

- End of terraced
- Living / dining / kitchen
- Open plan layout
- Landing
- One bedroom
- Modern bathroom
- Courtyard
- Driveway
- Well presented
- No onward chain



62a Cadbury Heath Road, Warmley, Bristol, BS30 8BY

Located in a convenient location a short distance from local amenities and the A4174 ring road this one bedroom end of terraced home offers well cared for accommodation well suited to first time buyers and those downsizing.

Internally the ground floor boasts an open plan and sociable living and modern kitchen space while the first floor comprises a spacious landing, good sized bedroom benefiting from a fitted wardrobe and a contemporary bathroom.

The property further benefits from a block paved driveway accessed via a dropped kerb along with a low maintenance courtyard.

INTERIOR

GROUND FLOOR

OPEN PLAN LIVING/DINING/KITCHEN 5.8m x 3m (19'0" x 9'10")

UPVC entrance door, double glazed window to both front and rear aspects, staircase to first floor with storage cupboard below and a cloak cupboard housing a Valiant gas boiler. Matching wall and base units with work surfaces over and tiled splashbacks to area. Integrated electric oven and hob with extractor over, stainless steel sink with mixer tap over and spaces for white goods. Spotlights, radiator and power points.

FIRST FLOOR

LANDING 3m x 1.6m (9'10" x 5'2")

Access to first floor rooms. Boarded loft with power accessed via drop-down ladder.

BEDROOM 3.1m x 2.6m (10'2" x 8'6")

Double glazed window to front aspect, built in wardrobe with mirrored sliding doors, radiator and power points.

BATHROOM 2.6m x 1.3m (8'6" x 4'3")

Panelled bath with electric shower over and a glass shower panel, wash hand basin with mixer tap over, low level WC. Tiled splashbacks to wet areas, shelving storage cupboard with mirrored doors, electric heated towel rail and extractor activated with lights.

EXTERIOR

FRONT OF PROPERTY

Block paved driveway accessed via dropped kerb.

COURTYARD

Laid to patio with fenced boundaries and timber storage shed with power, outside tap.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B 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

<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.

