

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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22 The Grove, Warmley, Bristol, BS30 8AG



£285,000

An excellent sized three bedroom terraced home nearby to local amenities, well suited to first time buyers and families alike.

- Terraced home
- Porch
- Entrance hallway
- Living room
- Kitchen / diner
- Three bedrooms
- Family bathroom
- Driveway
- Rear garden
- Outbuilding

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22 The Grove, Warmley, Bristol, BS30 8AG

A spacious and well presented three bedroom terraced home situated in a quiet cul-de-sac location nearby to the local amenities of Longwell Green and Warmley, well suited to first time buyers and families alike.

The home is entered through a useful entrance porch that leads to a welcoming entrance hallway. From here, there is access to a good sized living room as well as a light and spacious kitchen / diner with French doors providing direct access to the rear garden. To the first floor, three well proportioned bedrooms are found (with the main bedroom benefiting from a built in wardrobe) and serviced by a modern family bathroom.

Further benefits of the home include a good sized garden of mainly laid to lawn and patio for outdoor dining with the addition of a useful outbuilding to the rear, while the front of the property allows for off street parking with laid to chippings to provide a driveway.

INTERIOR

GROUND FLOOR

ENTRANCE PORCH 1.5m x 1m (4'11" x 3'3")

Single skin brick built porch with double glazed windows to front aspect and door access to entrance hallway.

ENTRANCE HALLWAY 3.9m x 1.8m (12'9" x 5'10")

Door access to both living room and kitchen / diner. Staircase to first floor, cupboard housing fuse box and electric meter, radiator and power points.

LIVING ROOM 3.9m x 3.5m (12'9" x 11'5")

Double glazed window to front aspect, stone feature for fireplace, radiator and power points.

KITCHEN / DINER 5.3m x 2.8m (17'4" x 9'2")

Double glazed window to rear aspect and French doors providing direct access to rear garden. Matching wall and base units with wood effect laminate work surfaces over with spaces for white goods with plumbing for washing machine and a dishwasher. Integrated electric double oven and hob with extractor hood over. Porcelain one and a quarter sink with a mixer tap over, tiled splashbacks to wet areas and tiled flooring. High gloss pantry cupboard, radiator and power points.

FIRST FLOOR

LANDING 2m x 1.8m (6'6" x 5'10")

Door access to all first floor rooms and power points.

BEDROOM ONE 3.9m x 3.3m (12'9" x 10'9")

Double glazed window to front aspect, fitted wardrobe with sliding mirrored doors, fitted airing cupboards, radiator and power points.

BEDROOM TWO 3.5m x 2.8m (11'5" x 9'2")

Double glazed window to rear aspect, fitted cupboard housing gas Worcester combination boiler, radiator and power points.

BEDROOM THREE 2.9m x 2.2m (9'6" x 7'2")

Double glazed window to front aspect, storage space over bulkhead of stairs, radiator and power points.

BATHROOM 2.4m x 1.7 (7'10" x 5'6")

Double glazed obscured window to rear aspect, panelled bath with shower head attachment to taps over, pedestal sink with waterfall taps over and a low level wc. Wall mounted glass shelving and a shelving cupboard with mirrored door, tiled walls and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Concrete pathway leading to front door into property and laid to chippings creating a driveway. Gated side access to rear garden shared with house number 21.

REAR GARDEN

Mainly laid to lawn with fenced boundaries and gated side access to front of property. Mix of patio and laid to concrete for outdoor dining. Access to outbuilding, outdoor tap and power points.

OUTBUILDING

Built in shelving, lighting and power points.

TENURE

This property is freehold.

COUNCIL TAX

This property is in council tax band B according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three, Vodafone - all likely (Source - Ofcom).

Under the Estate Agents Act 1979 we hereby disclose the seller of this property is an employee in Davies & Way. Prospective purchasers are to be aware a previous Survey highlighted potential issues with the property's roof. A specialist have been commissioned to investigate this further, full details of this report is available from the office upon request

The property is within an historic coal mining area.

The property is of laing easiform construction.

This property contains restrictive covenants - please contact the office for more information.

See planning reference P24/02299/RM for nearby houses being built.

