



HUNTERS[®]
HERE TO GET *you* THERE

Tower Road South

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Asking Price: £500,000

Set on the borders of Warmley and North Common is this beautifully presented extended four double bedroom period home boasting access to nearby schools, local shops and amenities as well as nearby Longwell Green retail parks for a wider choice of retail outlets including supermarkets. The Bristol to Bath Cycle Track is close by, and the A4174 Ring Road is within easy reach allowing access to Bristol, Bath and Keynsham along with the motorway network leading to places further afield. You couldn't ask for a better location.

Upon approach you will find driveway parking for numerous vehicles and access to the rear of the property. Once inside you will be greeted by a welcoming entrance hall that leads to the delightful bay fronted living room boasting wood burner. There is a sociable kitchen diner with ample room for a large family table perfect for those special get togethers. Towards the rear is a practical utility room, W.C and conservatory as well as access to the converted double garage which is now three treatment rooms which could be used for home working or business or just additional living space. On the upper floor you will find four double bedrooms and a stunning bathroom featuring a white four piece suite. The rear garden is a fantastic size and laid to lawn and decking and allows access to a basement level perfect for storage. At the rear of the garden is a outbuilding used currently as a bar and has a great decked area ideal for seating and entertaining family and friends.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D		
39-54	E	46 e	
21-38	F		
1-20	G		

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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GROUND FLOOR

ENTRANCE HALL

Double glazed door to front elevation, tiled flooring, carpeted stairs rising to upper floor with storage cupboards under, ceiling lights and radiator.

LIVING ROOM

6.78m (22' 3") x 3.63m (11' 11")

Double glazed bay window to front elevation, window seat with storage, double glazed window to side elevation, fireplace with wood burner, built-in cupboard, laminate flooring, ceiling lights and radiators.

KITCHEN DINER

6.40m (21' 0") x 5.44m (17' 10")

A selection of wall and base units with wooden work surfaces and tiled splash backs, Belfast style sink with mixer tap, feature chimney with space for range oven, space for American style fridge freezer and integrated dishwasher. Other features include double glazed windows to front and rear elevations, walk-in pantry, radiators, tiled flooring, ceiling light and spot lights.

UTILITY ROOM

2.92m (9' 7") x 1.70m (5' 7")

Wall and base units with wooden work surfaces incorporating a ceramic sink and drainer with mixer tap, space for washing machine, space for tumble dryer, tiled flooring, ceiling light and radiator.

CONSERVATORY

3.25m (10' 8") x 2.84m (9' 4")

Double glazed French doors and windows to rear elevation overlooking the garden, laminate flooring, vaulted clear ceiling, storage cupboard, wall lights and double glazed door to side elevation.

W.C.

White suite comprising low level W.C and wash hand basin, laminate flooring, extractor and wall light.

TREATMENT ROOM ONE

4.27m (14' 0") x 3.23m (10' 7")

Double glazed windows overlooking the rear garden, further double glazed window to side elevation, laminate flooring, wall mounted heater, loft access and spot lights.

TREATMENT ROOM TWO

3.07m (10' 1") x 2.79m (9' 2")

Double glazed door and window to front elevation, laminate flooring, wall mounted heater and spot lights.

TREATMENT ROOM THREE

2.79m (9' 2") x 1.17m (3' 10")

Laminate flooring, Spot light and extractor.

FIRST FLOOR

LANDING

Carpeted flooring, built-in cupboard and ceiling light.

BEDROOM ONE

4.04m (13' 3") x 3.33m (10' 11")

Double bedroom with double glazed bay window to front elevation, laminate flooring, fitted wardrobes and cupboards, ceiling light and radiator.

BEDROOM TWO

3.23m (10' 7") x 3.12m (10' 3")

Double bedroom with double glazed window to rear elevation overlooking the garden, carpeted flooring, feature fireplace, ceiling lights and radiator.

BEDROOM THREE

5.46m (17' 11") x 2.24m (7' 4")

Double bedroom with double glazed window to front elevation, carpeted flooring, ceiling lights and radiator.

BEDROOM FOUR

3.63m (11' 11") x 2.87m (9' 5")

Double bedroom with double glazed window to side elevation, carpeted flooring, ceiling light and radiator.

BATHROOM

3.00m (9' 10") x 1.78m (5' 10")

White suite comprising concealed cistern W.C, wash hand basin with vanity, shower cubicle and freestanding bath, tiled walls and flooring, spot lights, towel radiator and double glazed window to rear elevation.

EXTERIOR

REAR GARDEN

Mainly laid to lawn and decking, outbuilding bar with further decked area perfect for entertaining, access to basement area ideal for storage all enclosed by wooden fence borders.

OUTBUILDING BAR

Double doors to front elevation, power and lighting, perfect entertaining space.

FRONT GARDEN

Laid to block paving providing driveway parking for numerous vehicles.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 0117 932 5686

OPENING HOURS:

Monday - Friday: 9am - 6pm

Saturday: 9am - 4pm

Sunday: Closed

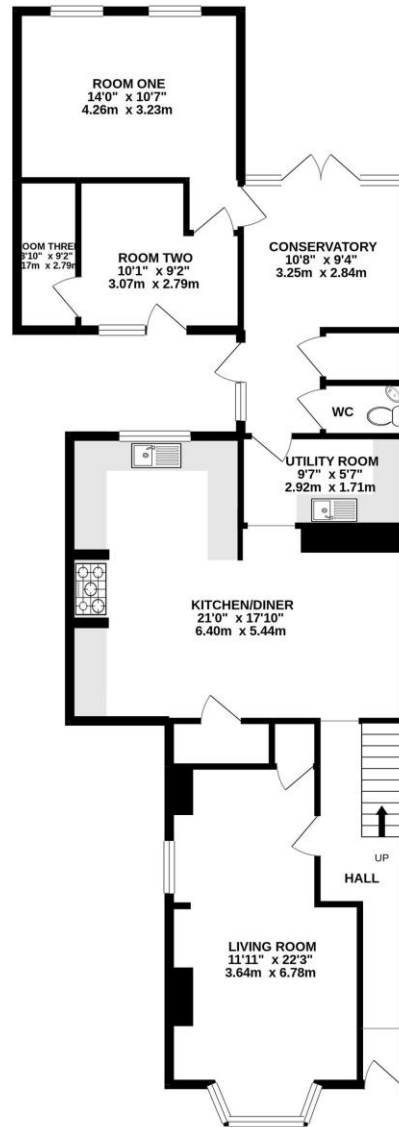
THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

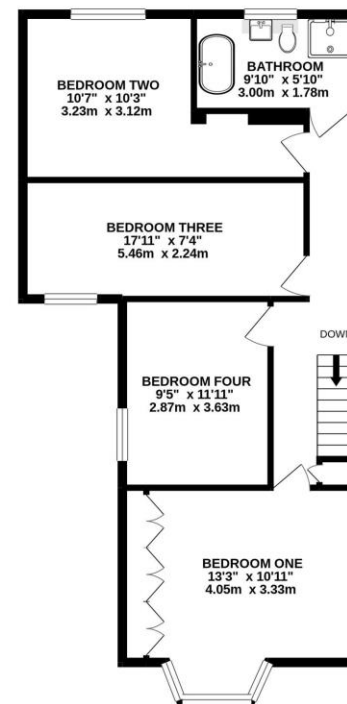
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1866 sq.ft. (173.3 sq.m.) approx.

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