



**36 POPLAR ROAD
WARMLEY
BRISTOL
BS30 5JU
£285,000**



GREGORYS
ESTATE AGENTS

Situated in an enviable position in the popular village of Warmley, can be found this well-presented three bedroom terraced home.

Having served as a long term family home for 35 years, the property is now ready for its next chapter and in our opinion lends itself as an ideal first time purchase. The property welcomes with an entrance hall which leads to a bright & spacious lounge to the front aspect, with a feature fitted multimedia wall, whilst to the rear of the ground floor, a full width kitchen/dining room can be found overlooking attractive south facing rear garden. The kitchen comprises a selection of integrated appliances with generous fitted storage cupboards.

To the first floor, the property offers three bedrooms, two of which being comfortable double rooms. Finally, a neutral three piece bathroom completes the internal arrangement.

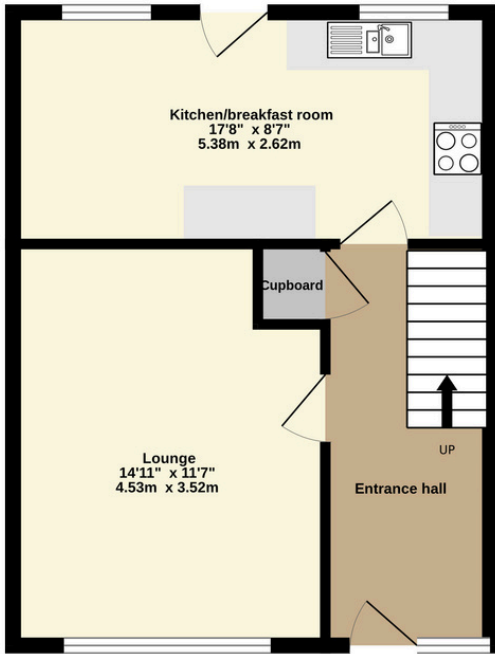
Externally, the rear garden enjoys a sunny south facing direction, whilst also enjoying a private rear aspect. Ample on street parking can be found to the front & rear of the property.

A welcoming terraced home which comes highly recommended.

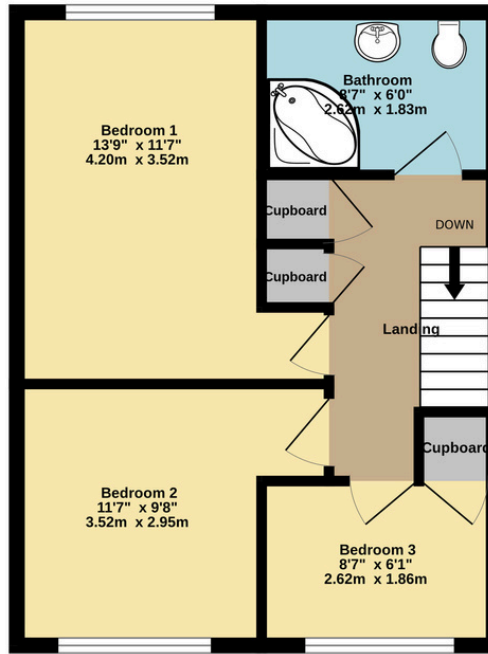




Ground Floor
414 sq.ft. (38.5 sq.m.) approx.



1st Floor
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 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.
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Energy performance certificate (EPC)

36 Poplar Road
Warmley
BRISTOL
BS30 5JU

Energy rating

C

Valid until:

4 September 2034

Certificate number:

0453-3041-2201-2734-6200

Property type

Mid-terrace house

Total floor area

70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

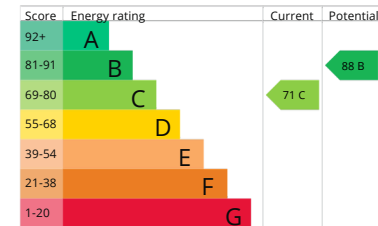
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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