

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at!

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

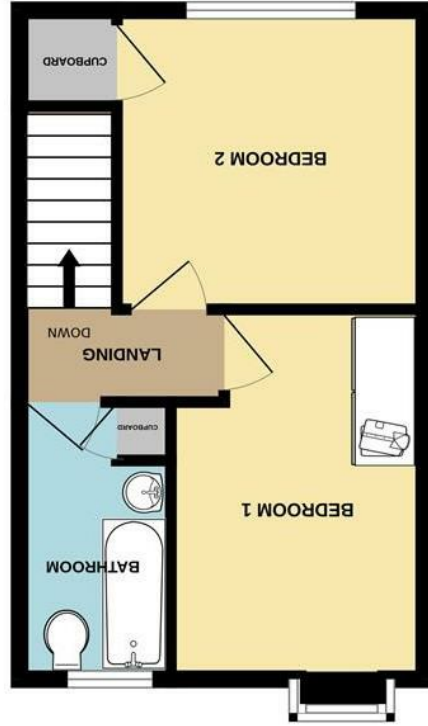
T: 0117 9328165

Get in touch to arrange a viewing!

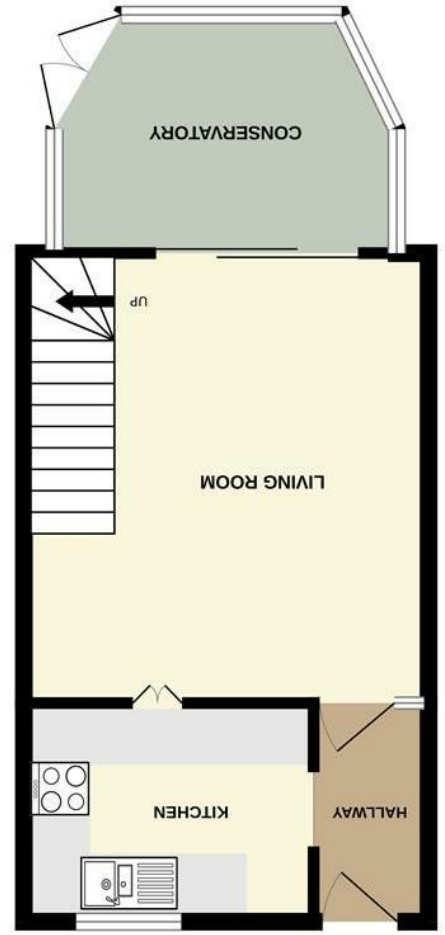
Like what you see?



Made with Mapbox ©2024



1ST FLOOR



GROUND FLOOR



9 Staffords Court, Warmley, Bristol, BS30 8GD
Offers In Excess Of £270,000





Council Tax Band: B | Property Tenure: Freehold

SO MUCH SPACE YOU'LL STRUGGLE TO KNOW WHAT TO DO WITH IT ALL! This fabulous home is tucked away at the end of a leafy cul-d-sac in a quiet back water on the borders of Warmley and Barrs Court. Located at the end of a small rank of terrace houses, it benefits from a larger than average plot which lends itself to the potential of extending the already sizable accommodation (subject to all the necessary planning consents). Offering 2 double bedrooms, a bathroom with white suite, hallway, kitchen, living room and conservatory you'll be pleasantly surprised by space this home offers, and there's plenty of storage throughout as well. With an open outlook to the front, the properties position affords it an element of privacy. However it also benefits from easy access to local transport links and the A4174 ring road to Bristol and Bath. Externally the property has well presented gardens to both the front and rear, allocated parking and a garage in a block to the side of the terrace, making it a truly special place to call home. Don't miss the opportunity to make this lovely house your own. Whether you're looking to settle down in a peaceful neighbourhood or seeking a property with great potential, this end terrace house in Staffords Court is sure to capture your heart. Book a viewing today and step into your future home!



Hallway

3'10" x 7'3" (1.17 x 2.22)
Double glazed front door, radiator, glass panel door to lounge with glass side panel and glass arched window over.

Kitchen

7'3" x 9'7" (2.23 x 2.93)
Double glazed window to front, wall mounted combi boiler, range of wall and base units with worktops over, inset 1 1/2 bowl sink and drainer unit with mixer tap over, free standing electric cooker, recess for tall fridge freezer, recess and plumbing for washing machine and dishwasher, tiling to walls, glass door serving hatch to living room.

Living Room

13'7" x 14'11" (4.16 x 4.57)
Double glazed patio doors to conservatory, radiator, stairs to first floor.

Conservatory

11'4" x 8'0" (3.47 x 2.44)
Double glazed windows to sides and front, Perspex tinted roof, ceiling light, radiator, tiled floor, French doors to garden.

Landing

6'4" x 3'0" (1.95 x 0.93)
Loft hatch to part boarded loft with light and drop down ladder.

Bedroom 1

8'6" x 13'0" (2.6 x 3.98)
Double glazed box window to front, radiator, triple wardrobe with mirrored doors.

Bedroom 2

9'3" x 9'11" (2.82 x 3.04)
Double glazed window to rear, radiator, cupboard over stair recess.

Bathroom

4'10" x 9'6" (1.49 x 2.9)
Double glazed obscure window to rear, storage cupboard, heated towel rail, tiling to walls, shaving point, panelled bath with electric shower over, pedestal wash hand basin, W.C.

Front Garden

Mainly laid to stone chippings, paved path with step up to front door.

Rear Garden

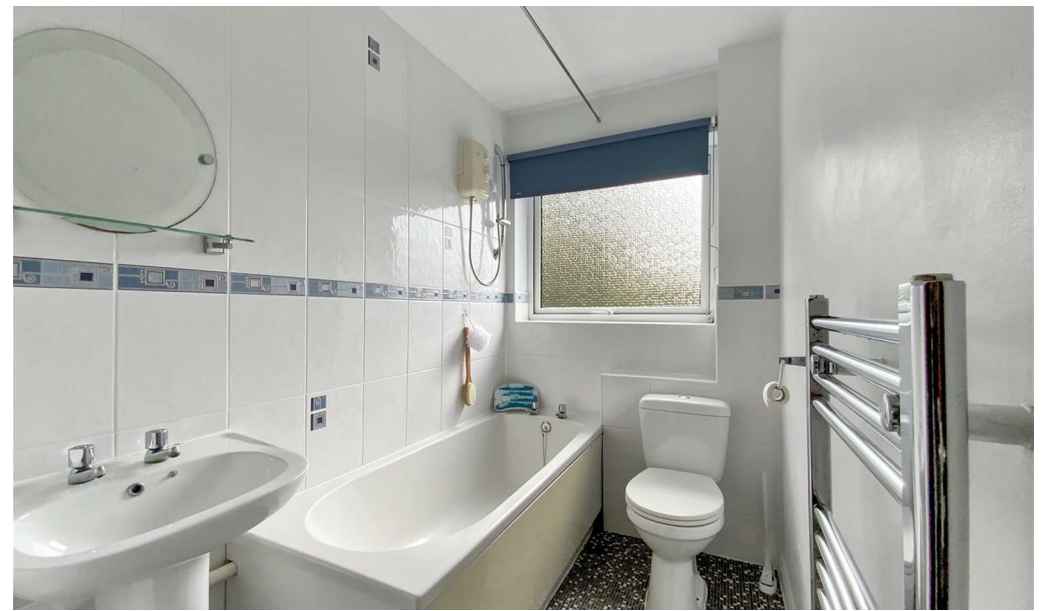
Enclosed by fencing, laid to stone chippings with shed, outside tap, side access gate, sleeper step up to raised area mainly laid to slate chippings with circular patio seating area, further circular artificial grass area, and raised wooden flower beds.

Parking

Allocated parking bay to the end of the cul de sac marked with a 9, one in from the left.

Garage

2.23 x 5.18 (0.61m.7.01m x 1.52m.5.49m)
Single garage in a block to the side of the property with up and over door. First garage on the right with a blue door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	67	
(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	

