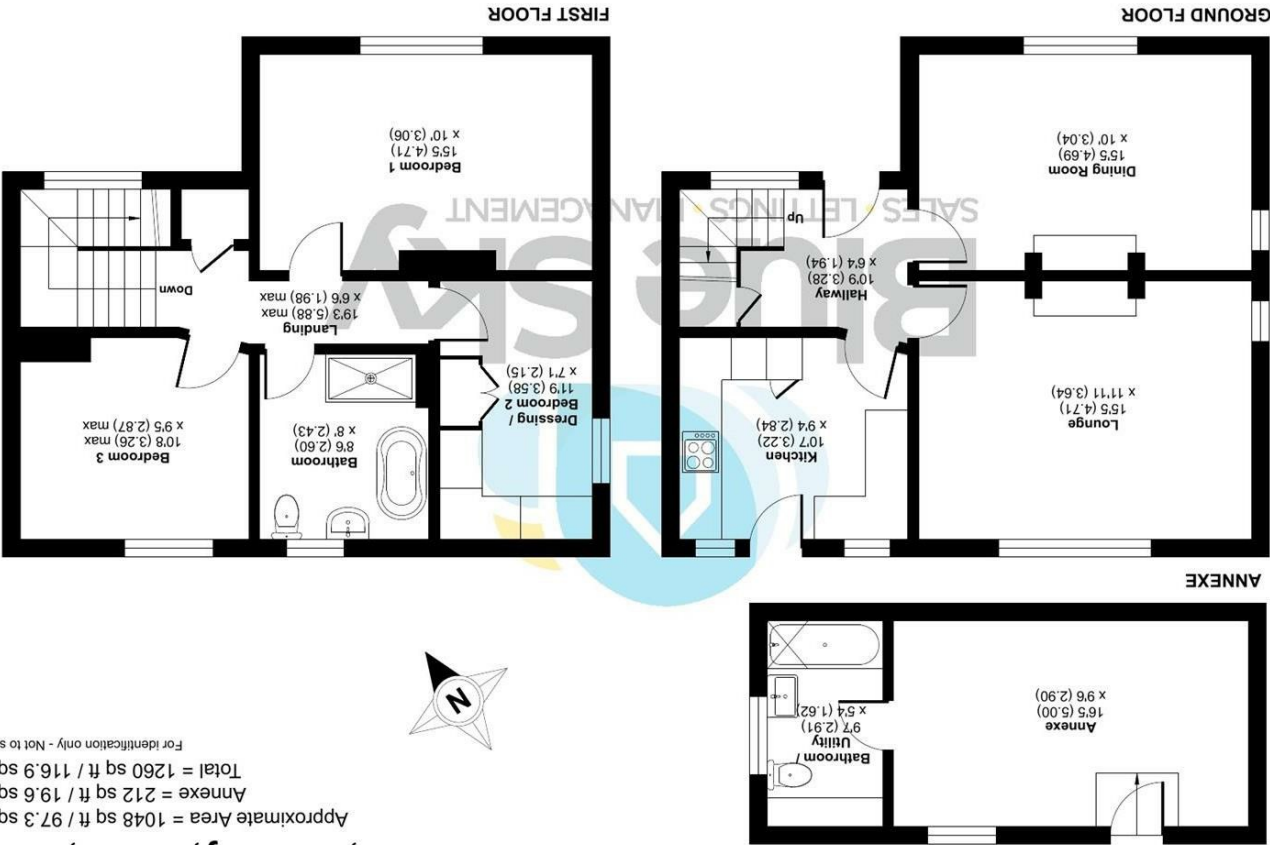




London Road, Warmley, Bristol, BS30

Approximate Area = 1048 sq ft / 97.3 sq m
Annexe = 212 sq ft / 19.6 sq m
Total = 1260 sq ft / 116.9 sq m
For identification only - Not to scale



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/drainage 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?



Council Tax Band: B | Property Tenure: Freehold

SUPERB THREE BEDROOM SEMI-DETACHED HOME WITH DETACHED ONE BEDROOM ANNEXE! Blue Sky welcomes you to this stunning property located on London Road in Warmley. Location is ideal as local amenities are close by, as well as the local primary school and the Bristol to Bath cycle track. The vendor has maintained and improved this home to a very high standard and has added the extra bonus of a one bedroom annexe in the former garage creating a great space for guests to stay or extra space for families that need more rooms! The accommodation comprises: entrance hall, lounge, dining room and kitchen to the ground floor. The first floor boasts three good size bedrooms and impressive bathroom. Externally you will find driveway parking for several cars, good size rear garden and a detached annexe with bedroom and bathroom/utility area. Not to be missed! Call today to arrange your viewing!



Entrance Hall

10'9" x 6'4" (3.28m x 1.93m)
Double glazed door to front, double glazed window to front, stairs to first floor landing, fuse board, under stairs storage cupboard, radiator.

Lounge

15'5" x 11'11" (4.70m x 3.63m)
Double glazed windows to side and rear, radiator, double sided wood burner, wood store, Kair air ventilation system.

Dining Room

15'5" x 10'0" (4.70m x 3.05m)
Double glazed windows to front and side, double sided wood burner, radiator, spotlights, Kair air ventilation system.

Kitchen

10'7" x 9'4" (3.23m x 2.84m)
Double glazed door to rear, two double glazed windows to rear, tile effect flooring, spotlights, splash backs, wall and base units with worktops over, sink with drainer into worktop, integral Neff dishwasher, instant hot water tap, Neff cooker hood, Neff hob, Neff double oven and microwave, Neff integral fridge/freezer.

First Floor Landing

19'3" max x 6'6" max (5.87m max x 1.98m max)
Loft access (ladder, part boarded, light), airing cupboard housing gas combi boiler.

Bedroom One

15'5" x 10'0" (4.70m x 3.05m)
Double glazed window to front, radiator, air ventilation system, feature fire and surround.

Bedroom Two

11'9" x 7'1" (3.58m x 2.16m)
Double glazed window to side, radiator, wood effect flooring, fitted wardrobes and shelves.

Bedroom Three

10'8" max x 9'5" max (3.25m max x 2.87m max)
Double glazed window to rear, radiator.

Bathroom

8'6" x 8'0" (2.59m x 2.44m)
Double glazed window to rear, extractor fan, spotlights, W.C, wash hand basin, shaver point, tiled flooring with under floor heating, shower cubicle, freestanding bath with shower head attachment, heated towel rail, part tiled walls.

Annexe Bedroom

16'5" x 9'6" (5.00m x 2.90m)
Double glazed door to side, double glazed window to side, spotlights, electric heater, wood effect flooring, loft access (part boarded), fuse board.

Annexe Bathroom/Utility

9'7" x 5'4" (2.92m x 1.63m)
Double glazed window to front, W.C, wash hand basin with vanity, spotlights, heated towel rail, extractor fan, enclosed bath with shower head off taps, shower screen, part panelled walls, plumbing and space for washing machine, space for tumble dryer.

Front Garden

Border of plants and shrubs, green shed, wall to front.

Driveway

Hive electric car charge, parking for several cars, outside light.

Rear Garden

Outside tap, patio area, trees, shrubs, side gate, lawn area, outside power.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

