

We have carefully prepared these particulars to provide you with a fair and reliable description of the property, however, these details and anything we say is based on the approximate details 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 believe them to be available as is, as seen, unless asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out their working order and condition checks prior to satisfy yourself as to their working order and condition, if services have been switched off/disconnected/dismantled, you need to come through charges may apply. If you wish to sell, express an interest in this property or make a formal offer, you need to come through negotiations to provide proof of their ability with money laundering regulations and we ask you to co-operate in order to avoid delay in agreeing a sale.

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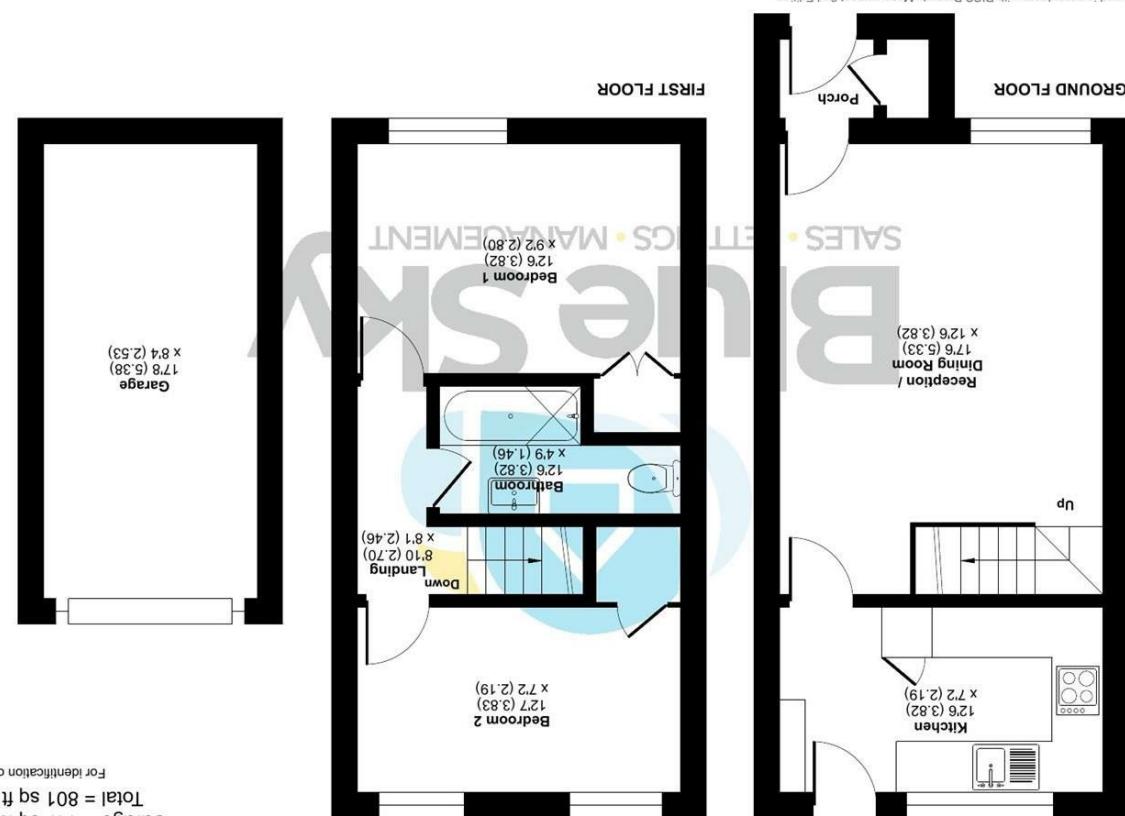
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Wentworth, Warley, Bristol, BS30
Approximate Area = 654 sq ft / 60.7 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 801 sq ft / 74.3 sq m
For information only - Not to scale



3 Wentworth, Warmley, Bristol, BS30 8GN

£290,000



Council Tax Band: B | Property Tenure: Freehold

DELIGHTFUL 2 BEDROOM TERRACED HOME LOCATED IN THE CHARMING AREA OF WENTWORTH, WARMLEY!! Spanning an inviting 721 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a cosy reception room that provides a warm atmosphere for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively. The kitchen, is typically a focal point in homes of this nature, offering ample storage and workspace for culinary enthusiasts. The property boasts a modern bathroom, which is both stylish and practical, catering to your daily needs with ease. One of the standout features of this home is the provision for parking, accommodating up to two vehicles. This is a rare find in urban settings and adds significant value to the property, providing convenience for residents and visitors alike. Located in the sought-after area of Warmley, you will enjoy a friendly community atmosphere while being within easy reach of local amenities, schools, and transport links. This property presents an excellent opportunity for those looking to settle in a vibrant part of Bristol, combining the charm of a traditional home with modern living conveniences. Do not miss the chance to make this lovely house your new home.



Porch

3'7" x 4'6" (1.09m x 1.37m)
uPVC door into porch, wood effect flooring, radiator, storage cupboard with fuse box.

Lounge

17'6" x 12'6" (5.33m x 3.81m)
Double glazed window to front, stairs to first floor, wood effect flooring, 2 x radiators,

Kitchen

7'1" x 12'6" (2.16m x 3.81m)
Double glazed door & window to rear, the kitchen consists of matching wall & base units with worktops, sink with mixer taps & drainer, built in electric cooker with gas hob, breakfast bar, wood effect flooring, radiator, part tiled walls, gas combi boiler, space for the following appliances:- washing machine, under counter fridge & under counter freezer,

Landing

2'8" x 8'1" (0.81m x 2.46m)
Stairs to ground floor, radiator, loft access,

Bedroom 1

9'2" x 12'6" (2.79m x 3.81m)
Double glazed window to front, storage cupboard, radiator.

Bedroom 2

7'2" x 12'6" (2.18m x 3.81m)
2 x double glazed windows to rear, storage cupboard, radiator.

Bathroom

4'9" n/t 2'6" x 9'6" n/t 5'6" (1.45m n/t 0.76m x 2.90m n/t 1.68m)
Bath with shower above, wash hand basin, w.c. extractor fan, chrome heated towel rail, tiled floor, part tiled walls,

Front

Paved pathway to front door, gravel area, outside light,

Rear Garden

Patio with lawn & gravel areas, fences enclosing, outside water tap, shed,

Garage / Parking

Garage is located near to the property, up & over door, parking for one car in front of garage,



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(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	

