



## 2 Warman Road, Bristol, BS14 8NA

£385,000

This neutrally decorated four-bedroom semi-detached house is **\*\*for sale\*\*** in a popular residential area of Bristol, close to local woods and a nature reserve, offering attractive outdoor spaces on the doorstep.

The ground floor provides a separate sitting room with access to a dwarf-wall conservatory, creating a pleasant outlook over the garden. The kitchen includes a breakfast area, and there is versatile additional accommodation in the form of a ground floor fifth bedroom / dining room, together with a ground floor shower room. A side porch also leads directly to the garden.

All four main bedrooms are doubles, providing practical family space. Externally, the property occupies a corner plot with a south-facing side garden, ideal for making the most of daytime sun. To the rear there is a double driveway plus a single garage, offering valuable parking and storage. The home has an EPC rating of C and falls within Council Tax band C.

The location benefits from nearby schools and local amenities including everyday shops and services, with further facilities available in central Bristol. Green spaces and woodland walks are close by, appealing to

### Entrance Hall



### Dining Room / Bedroom Five

10'11" x 10'4" (3.34 x 3.15)



### Sitting Room

18'3" x 10'11" (5.57 x 3.34)



### Conservatory

15'1" x 8'5" (4.62 x 2.57)



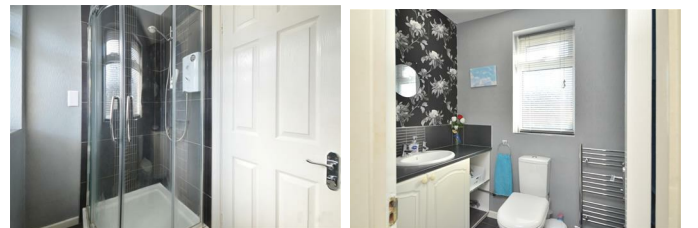
### Kitchen / Breakfast

18'6" x 7'10" (5.66 x 2.39)



### Ground Floor Shower Room

7'10" x 4'5" (2.41 x 1.35)



### Side Porch

4'8" x 3'3" (1.44 x 1)

### First Floor Landing



### Bedroom One

16'0" x 11'1" (4.88 x 3.38)



### Bedroom Two

11'0" x 10'9" (3.37 x 3.30)



### Bedroom Three

7'6" x 6'7" (2.29m x 2.01m)



### Bedroom Four

10'4" x 8'0" (3.16 x 2.45)



### Bathroom

8'2" x 5'0" (2.51 x 1.53)



### Outside



### Garage

17'5" x 10'3" (5.32 x 3.13)

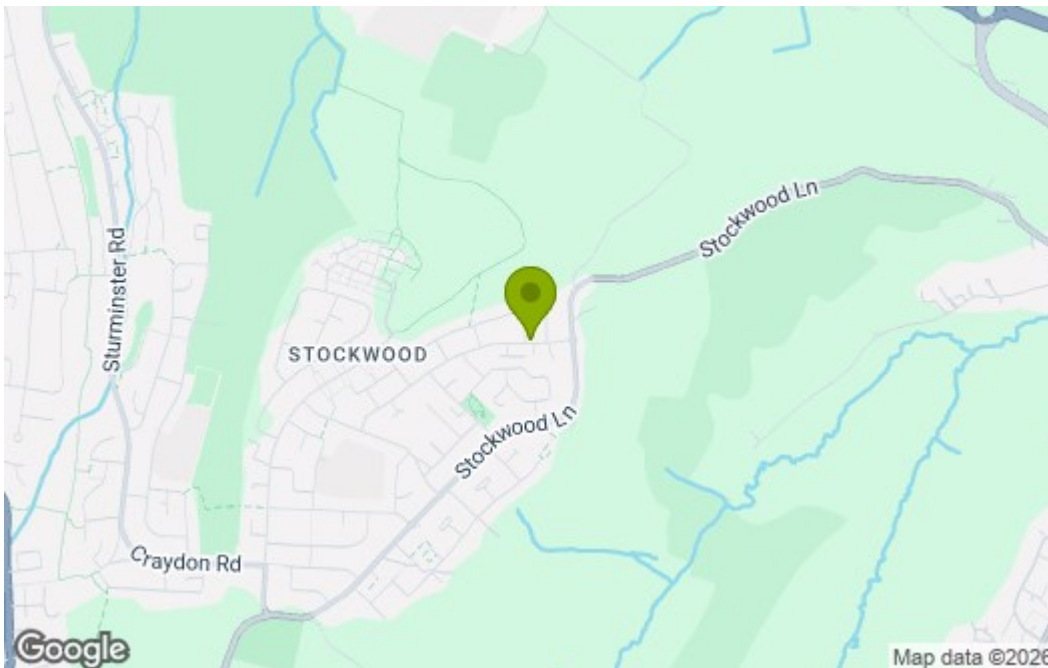


# Floor Plan



Total area: approx. 145.0 sq. metres (1560.9 sq. feet)  
**2 Warman Close, Bristol**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			
		71	83
		EU Directive 2002/91/EC	

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