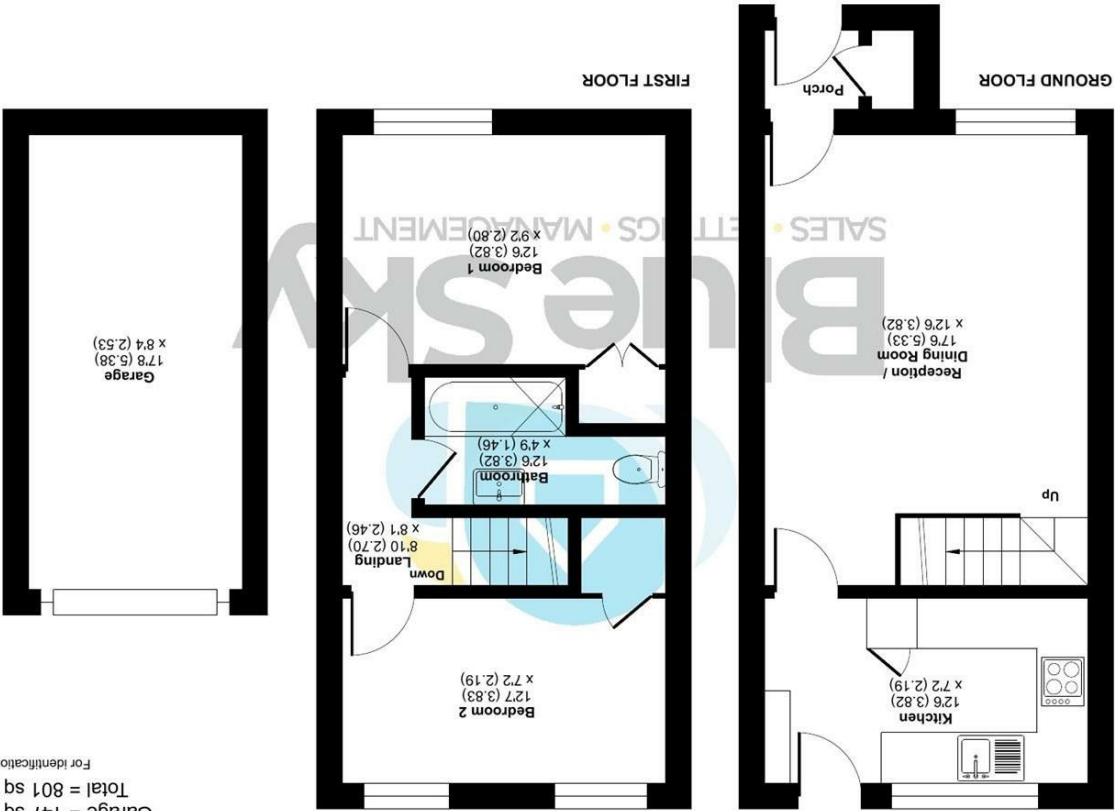




Wentworth, Warmley, Bristol, BS30

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 identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
 Produced for Blue Sky Property Solutions Ltd. REF: 1397451
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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.

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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 0.76mx 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,

Agents Note
The vendors have confirmed the garage is leasehold. The lease started in September 1990 with 999 years, approximately 963 years remaining. There is a ground rent charge of 5p per year.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(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		

