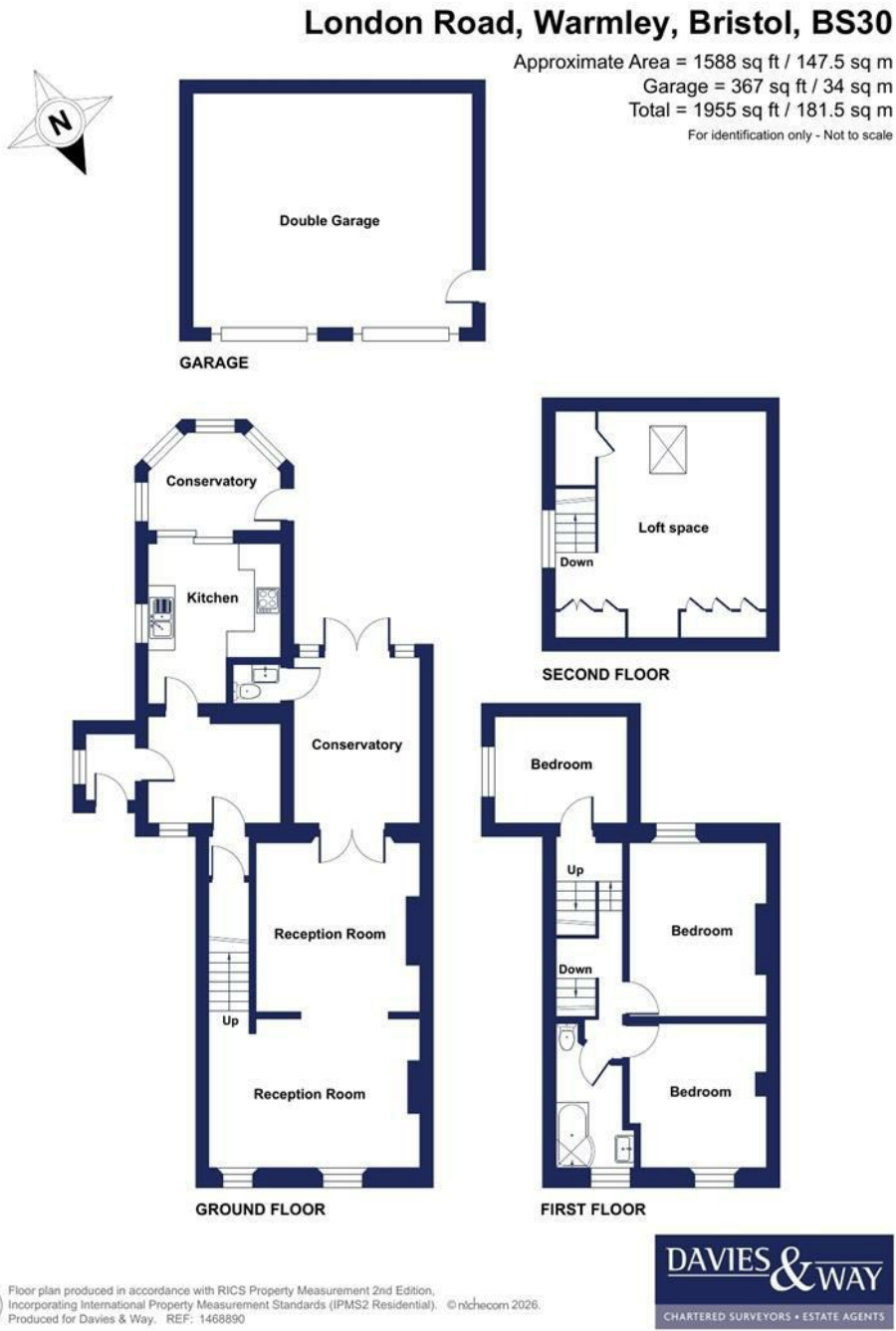


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DAVIES & WAY

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Tel: 0117 9863681 email: keynsham@daviesandway.com

22 London Road, Warmley, Bristol, BS30 5JB



£465,000

Situated on a generously sized plot, this three bedroom semi detached home boasts spacious accommodation and period features.

- Semi detached ▪ Driveway ▪ Double garage ▪ Two reception rooms ▪ Kitchen ▪ Conservatory ▪ Three bedrooms ▪ Loft room ▪ Bathroom ▪ Generous plot



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22 London Road, Warmley, Bristol, BS30 5JB

Set within generous grounds, this attractive three bedroom semi detached home has been improved and modernised by the current owners, offering stylish contemporary living while retaining character and period features.

The property is entered via an entrance vestibule, leading into a spacious reception hallway complete with a feature fireplace. The hallway provides access to a modern fitted kitchen, which opens seamlessly into a breakfast room. There are two generously proportioned reception rooms connected by an open archway, creating an ideal space for family living. The ground floor accommodation is further enhanced by a conservatory and a convenient WC. To the first floor, there are three well proportioned bedrooms, all served by a family bathroom. A useful loft room is also accessed from the landing, offering additional versatile space.

Externally, the property benefits from a generous driveway providing ample off road parking and access to a double garage. To the rear is a well maintained garden, predominantly laid to lawn with a patio area ideal for outdoor dining.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.5m x 1.1m (4'11" x 3'7")

Double glazed window to side aspect and a wooden glazed door to entrance hallway.

ENTRANCE HALLWAY 3m x 2.3m (9'10" x 7'6")

Double glazed obscured window to front aspect, wooden doors to storage cupboard and kitchen, opening to conservatory. Wall panelling, feature fireplace with wooden mantle, power points.

RECEPTION ROOM ONE 4.8m x 3.3m (15'8" x 10'9")

Double glazed windows to front aspect, open archway to reception room two and staircase to first floor with period corbel above. Period feature fireplace, picture rails and power points.

RECEPTION ROOM TWO 3.8m x 3.7m (12'5" x 12'1")

Glazed wooden doors to conservatory and open archway to reception room one, period feature fireplace mantle, picture rails, radiator and power points.

CONSERVATORY 3.7m x 2.8m (12'1" x 9'2")

Double glazed French doors to rear garden, wooden door to WC and wooden glazed doors to reception room two. Tiled flooring, radiator and power points.

KITCHEN 3.6m x 3m (11'9" x 9'10")

Double glazed windows to side aspect and an open archway to breakfast room. Tiled flooring and some wall panelling. Matching wall and base units with work surfaces over, integrated oven and electric hob with mirrored splashback to area and extractor over. Space and plumbing for dishwasher, washing machine and freestanding fridge/freezer. One and quarter basin and drainer with mixer tap over, wall mounted combination boiler, radiator and power points.

BREAKFAST ROOM 3m x 2.3m (9'10" x 7'6")

Double glazed windows and door to rear garden, tiled flooring, radiator and power points.

WC 1.2m x 0.8m (3'11" x 2'7")

Wash hand basin with hot and cold taps over. WC, tiled flooring and wall mounted wooden corner storage cupboard.

FIRST FLOOR

LANDING

Sun tunnel, wooden doors to first floor rooms and steps to loft room. Exposed wooden floorboards, wall panelling and power points.

BEDROOM ONE 3.8m x 3.1m (12'5" x 10'2")

Double glazed window to rear aspect, wooden floorboards, ceiling rose, Victorian style radiator and power points.

BEDROOM TWO 3.3m x 3.1m (10'9" x 10'2")

Double glazed window to front aspect, wooden floorboards, ceiling rose, bespoke fitted shelving and wardrobe, Victorian style radiator and power points.

BEDROOM THREE 3m x 2.4m (9'10" x 7'10")

Double glazed window to side aspect, wooden floor boards, spotlights, Victorian style radiator and power points.

BATHROOM 3.3m x 1.7m (10'9" x 5'6")

Double glazed obscured windows to both front and side aspect, panelled bath with hot and cold taps over and shower off mains, wash hand basin with mixer tap over and a low level WC, tiled flooring and walls to wet areas, spotlights, radiator and extractor fan.

SECOND FLOOR

LOFT ROOM 5.1m x 4.8m (16'8" x 15'8")

Double glazed window to side aspect, velux to rear, wooden floorboards, built in storage cupboards and power points.

EXTERIOR

FRONT OF PROPERTY

Access via a dropped kerb to large driveway for ample vehicles of laid to decorative chippings. Access to double garage and gated access to rear garden.

REAR GARDEN

Laid to lawn and patio area for outdoor dining, raised flower beds, mainly fenced boundaries and gated side access to driveway, outdoor tap.

DOUBLE GARAGE 6.3m x 5.3m (20'8" x 17'4")

Two garage doors to front, wooden pedestrian door to garden, lighting and power points.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Superfast 57mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

