

London Road, Warmley, Bristol, BS30 5JN
Offers Over £525,000



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Council Tax Band: E

A large semi detached home dating back to the early 1900's with high ceilings, large rooms and some original features.

There, on the ground floor, three reception rooms, a hall and a kitchen. Upstairs there are four bedrooms, and a bathroom.

This property has great potential having had some updating work completed by the current owners. There are still some finishing touches required making this a project that the new owners would be able to put their own stamp on. Further extending the property is a real possibility (subject to any appropriate planning consents)

There is a private rear garden with countryside views and off street parking for up to five vehicles.

Porch

uPVC front door.

Hall

Radiator. Glazed door to porch.

Lounge

13'11" x 13'8" (4.25 x 4.19)

uPVC double glazed sash bay windows. Feature fireplace. Radiator. Wood floor.

Dining Room

14'3" x 13'0" (4.35 x 3.97)

uPVC double glazed sash windows. Feature fireplace. Wood floor.

Breakfast Room

11'3" x 9'9" (3.45 x 2.98)

uPVC double glazed sash windows. Radiator. Internet point.

Kitchen

14'1" (max) x 9'9" (4.31 (max) x 2.98)

Wall and floor mounted storage units. Electric hob and oven. Space for a dishwasher and washing machine. Belfast sink. Two uPVC double glazed doors leading to the rear garden.

WC

Accessed via the rear yard. Low level WC

Landing

Loft access hatch

Bedroom 1

14'8" x 13'10" (4.49 x 4.22)

uPVC double glazed sash windows. Radiator. Wooden floor.

Bedroom 2

13'7" x 12'9" (4.15 x 3.91)

uPVC double glazed sash windows. Wood floor. Radiator.

Bedroom 3

10'9" x 7'1" (3.30 x 2.18)

uPVC double glazed sash windows. Radiator. Wood floor. Feature fireplace.

Bedroom 4

10'11" x 4'10" (3.34 x 1.49)

uPVC double glazed sash windows. Radiator. Wood floor.

Bathroom

7'8" x 9'8" (2.34 x 2.95)

Frosted uPVC double glazed windows. Shower cubicle. basin on pedestal. Low level WC. Radiator. Storage cupboard.

Garage

25'9" x 7'0" (7.87 x 2.15)

To the side of the property. Double doors to front. Single access door at rear.

Rear Garden

With views onto open countryside. Patio areas and mature fruit trees and shrubs. Green house.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	