



12, Wentworth, Warmley Bristol,  
Gloucestershire, BS30 8GN

£265,000

Situated in the highly sought-after area of Warmley, this well-presented mid-terrace home enjoys a convenient location close to Gallagher Retail Park, offering a wide range of shops, cafés, and amenities. The property also benefits from easy access to beautiful open countryside, perfect for walks and outdoor leisure. The accommodation comprises a welcoming kitchen to the front of the property and a spacious lounge/dining room to the rear, with direct access to a private, enclosed garden—ideal for relaxing or entertaining. Upstairs, the first floor offers two well-proportioned bedrooms and a family bathroom. Externally, the property features a garage with an up-and-over door, along with additional off-street parking to the front. Offered to the market with no onward chain, this home is ready for a smooth and straightforward purchase. Early viewing is highly recommended.

### Entrance

uPVC double glazed entrance door, door to the lounge and opening to the kitchen.

### Kitchen

8' 2" x 7' 3" (2.5m x 2.2m)

Double glazed window to the front, range of matching wall and base units with laminate worktops, single bowl sink unit with cupboards under, tiled splashbacks, plumbing for automatic washing machine, inset gas hob and built in electric oven, combination boiler supplying gas central heating and hot water.

### Lounge

15' 9" x 11' 10" (4.8m x 3.6m)

Double glazed window to the rear, stairs leading to the first floor landing, TV aerial point, radiator, door to the entrance hall.

### First Floor Landing

Doors to all bedrooms and bathroom.

### Bedroom One

10' 2" x 8' 10" (3.1m x 2.7m)

Double glazed window to the rear, built in wardrobes, radiator.

### Bedroom Two

11' 6" x 6' 11" (3.5m x 2.1m)

Double glazed window to the front, built in wardrobes, radiator.

### Bathroom

7' 10" x 4' 7" (2.4m x 1.4m)

Double glazed frosted window to the front, bathroom suite comprising panel bath with shower, wash hand basin and low level WC, part tiled walls, heated towel rail.

### Garage

Located beneath a coach house is the garage with an up and over door with additional parking to the front.

### Rear Garden

Fences to the sides and rear. Lawn and patio area. Garden Shed.

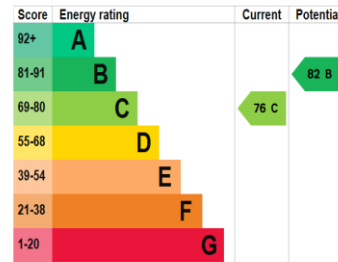




## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol