



The Warns, Bristol, BS30

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/drailed 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.

The Important Bit!

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at!

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



7 The Warns, Bristol, BS30 8HJ
Offers In Excess Of £260,000



Council Tax Band: B | Property Tenure: Freehold

NO CHAIN!! Located in the small cul-de-sac of The Warns, Cadbury Heath, Bristol, this delightful mid-terrace house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this spacious home offers ample room for comfortable living. Upon entering, you are greeted by a welcoming hall that leads to the lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the kitchen/diner, which provides a wonderful space for family meals and gatherings. Additionally, a bright conservatory allows for an abundance of natural light and a seamless connection to the outdoors. The property features a good-sized garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. For those with hobbies or needing extra storage, a shed and workshop are conveniently located within the garden space. Situated close to local amenities and schools, this home is perfectly positioned for convenience and accessibility. In summary, this three-bedroom home in Cadbury Heath is a fantastic find, combining spacious living areas, a lovely garden, and a prime location.



Entrance Hall

12'11" x 5'11" (3.94m x 1.80m)
Double glazed front door, double glazed window to front, stairs to first floor landing, base cupboard housing gas meter, radiator, wall unit housing fuse board and electric meter.

Lounge

13' 0" into bay x 11'9" (3.96m 0.00m into bay x 3.58m)
Double glazed bay window to front, radiator, gas fire (back boiler for central heating behind gas fire).

Kitchen/Diner

18'1" x 9'5" (5.51m x 2.87m)
Double glazed patio doors to conservatory, radiator, wall and base units with worktops over, gas hob, electric oven, tiled splash backs, sink and drainer, space for washing machine, space for fridge, space for freezer, extractor fan.

Conservatory

7'9" x 7'5" (2.36m x 2.26m)
Of UPVC construction, double glazed windows, double glazed patio door to rear garden.

First Floor Landing

Loft access with drop down ladder, light and part boarded.

Bedroom One

13'7" max x 13'0" max (4.14m max x 3.96m max)
Double glazed window to front, radiator,

built in wardrobes, airing cupboard housing hot water tank.

Bedroom Two

13'7" max x 9'5" max (4.14m max x 2.87m max)
Double glazed window to rear, radiator, built in wardrobe with sliding doors.

Bedroom Three

9'8" max x 8'10" (2.95m max x 2.69m)
Double glazed window to front, over stairs storage cupboard, radiator.

Bathroom

8'2" x 5'9" (2.49m x 1.75m)
Double glazed window to rear, wash hand basin, W.C. enclosed bath with shower over, radiator, tiled walls, radiator.

Front Garden

Gated path to front door, shared gated side access leading to side gate to rear garden, gravel area, shrubs.

Rear Garden

Enclosed rear garden, patio area, gravel area, outside tap, shrubs, gated side access leading to shared pathway.

Shed

9'10" x 4'10" (3.00m x 1.47m)
Double glazed door and window, fuse board, electric heater, power and light.

Workshop

14'1" x 7'8" (4.29m x 2.34m)
Door and windows, fuse board, power and light.



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

