

1 High Street, Keynsham, Bristol, BS31 1DP
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Church Avenue, Warmley, Bristol, BS30

Approximate Area = 1163 sq ft / 108 sq m
Outbuilding = 145 sq ft / 13.4 sq m
Total = 1308 sq ft / 121.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1481622



2 Church Avenue, Warmley, Bristol, BS30 5JJ



£500,000

A well cared for three double bedroom home boasting a fantastic rear garden, offering the opportunity for buyers to make their own.

- Semi detached
- Entrance hallway
- Two reception rooms
- Kitchen/breakfast room
- Utility
- Three double bedrooms
- Generous bathroom
- Driveway
- Front garden
- Generous rear garden



2 Church Avenue, Warmley, Bristol, BS30 5JJ

Situated on a sought after road and conveniently positioned close to a range of local amenities, the open green spaces of Siston Common, and excellent transport links to both Bristol and Bath, this well maintained three bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property. The North Bristol Ring Road is also just a short drive away, providing easy access to surrounding areas.

Internally, the property is entered via a welcoming entrance hall, which provides access to the ground floor accommodation. This comprises a reception room featuring a bay window to the front aspect, a second reception room with French doors opening onto the rear garden, and a well proportioned kitchen/breakfast room. The ground floor further benefits from a useful utility room, WC, and a convenient cloakroom cupboard. To the first floor are three generously sized double bedrooms, all served by a spacious family bathroom.

Externally, the property enjoys a generous south facing rear garden, predominantly laid to lawn and enhanced by a variety of mature plants and trees. To the front, a driveway accessed via a dropped kerb provides off street parking, complemented by a lawned garden area.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Doors to ground floor rooms, staircase to first floor with cupboard below, coat hooks and radiator.

RECEPTION ROOM ONE 3.3m x 3.2m (10'9" x 10'5")

Double glazed bay window to front aspect, radiator and power points. Original fireplace feature and picture rails.

RECEPTION ROOM TWO 6.1m x 3.8m (20'0" x 12'5")

Double glazed French doors to rear garden, radiator and power points. Original feature fireplace with original alcove units either side and picture rails.

KITCHEN/BREAKFAST ROOM 5.2m x 2.4m (17'0" x 7'10")

Double glazed window overlooking rear garden and wooden double glazed door providing access to garden, radiator and power points. Matching wall and base units with work surfaces over, integrated dishwasher (not in use by owner) and spaces for electric oven and low level fridge. Stainless steel basin and drainer with mixer tap over.

UTILITY ROOM 1.8m x 1.4m (5'10" x 4'7")

Single glazed obscured window to side aspect and radiator. Base unit with work surfaces over, space and plumbing for white goods below and tiled splashbacks. Pedestal basin with hot and cold taps over, wall mounted gas boiler.

WC 1.1m x 0.8m (3'7" x 2'7")

Single glazed window to side aspect, low level WC with raised cistern.

CLOAKROOM CUPBOARD 1.2m x 1.1m (3'11" x 3'7")

Double glazed obscured window to front aspect, power points and fitted shelving.

FIRST FLOOR

LANDING

Doors providing access to first floor rooms.

BEDROOM ONE 3.3m x 3.3m (10'9" x 10'9")

Double glazed window to front aspect, radiator and power points. Original fireplace feature, fitted wardrobes and cupboard over stairs, picture rails.

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

Double glazed window to rear aspect, radiator and power points. Original fireplace feature and picture rails.

BEDROOM THREE 3.2m x 3.1m (10'5" x 10'2")

Double glazed window to rear aspect, radiator and power points. Picture rails.

BATHROOM 3.2m x 2.3m (10'5" x 7'6")

Double glazed window to front aspect and access to loft via hatch. Corner panelled bath with hot and cold taps and electric shower over, pedestal basin with hot and cold taps and a low level WC. Tiled walls to wet areas, storage cupboard over stairs, picture rails and a radiator.

EXTERIOR

FRONT OF PROPERTY

Laid to hardstanding driveway accessed via a dropped kerb and gated access. Laid to lawn and shrubbery to front boundary.

REAR GARDEN

Generously sized with mainly laid to level lawn and a vast array of well established plants, shrubbery and trees including apple, plum and pear trees. Vegetable patch area, timber potting shed, gated side access and laid to hardstanding pathway.

OUTBUILDING 4.8m x 2.6m (15'8" x 8'6")

Timber outbuilding with double doors to front, 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 D 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

There are historic covenants on the property. The property is in a coal mining area for which it is recommended a mining report is obtained. Nearby planning application number P26/00917/HH.

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

