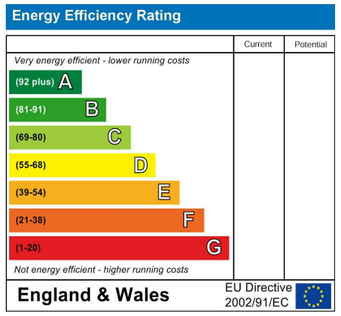
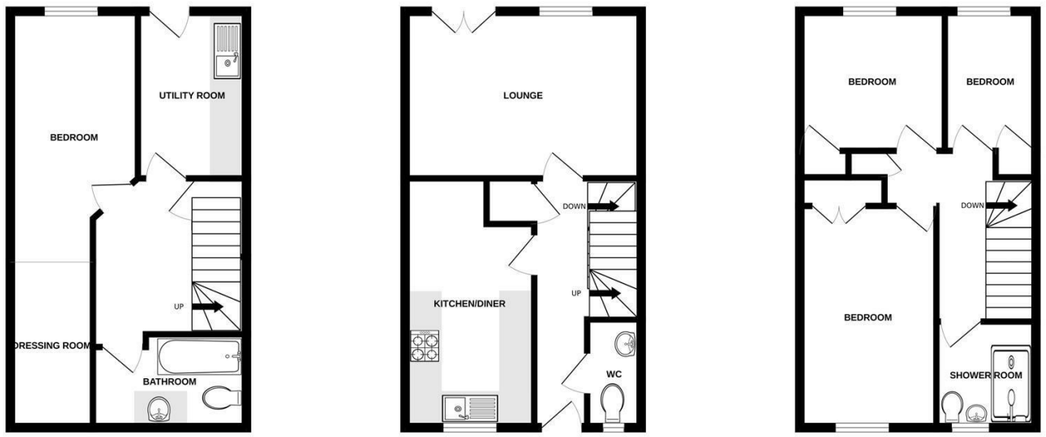


GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.

2ND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



33 TOWER ROAD SOUTH OLDLAND COMMON BS30 8BL

TOTAL FLOOR AREA : 1131 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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33 Tower Road South, Warmley, Bristol, BS30 8BL

£400,000

An excellently presented and improved four bedroom end of terrace home that's offered with a complete onward chain.

■ End of terrace ■ Lounge ■ Kitchen/dining room ■ Three first floor bedrooms ■ Luxury bathroom ■ Basement bedroom with walk in dressing area ■ Bathroom ■ Utility room ■ Gardens ■ Car port

naea | propertymark PROTECTED

RICS

33 Tower Road South, Warmley, Bristol, BS30 8BL

An immaculately presented and improved four bedroom, three storey home that offers versatile, high quality accommodation throughout that is well suited for both couples and families alike.

Internally the property is entered on the ground floor which comprises of a full width lounge with inset wood shutters and Juliette balcony that overlooks the rear garden, a fully fitted kitchen/dining room and a contemporary WC. To the first floor three well balanced bedrooms (all with built in storage and window shutters) are found, in addition to a luxury family shower room. The accommodation is completed with a versatile basement currently utilised as a spacious bedroom measuring 8.3m ('27.22' in length that is currently arranged as a bedroom with walk in dressing area, in addition to a luxury family bathroom and a useful utility room.

Externally the home offers low maintenance front and rear gardens, with the front being mainly laid to lawn, while the rear offers a level artificial lawn and wrap around patio that's complimented by a nearby car port and parking space.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.9m x 1m (16'0" x 3'3")
Radiator, power points, built in storage cupboard, stairs rising to first floor landing, stairs descending to basement, doors leading to rooms.

LOUNGE 4.8m x 3.4m (15'8" x 11'1")
Double glazed windows with inset shutters to rear aspect overlooking rear garden, double glazed French doors to Juliette balcony with inset wood shutters overlooking rear garden, radiators, power points.

KITCHEN/DINING ROOM 4.9m x 2.6m (16'0" x 8'6")
to maximum points. Double glazed window with inset wood shutters to front aspect, high quality kitchen comprising range of soft close wall and base units with solid wood work surfaces, bowl and a quarter inset stainless steel sink with mixer tap over, range of integrated appliances including double electric NEFF oven, four ring hob and glass and stainless steel extractor fan over, integrated fridge, freezer, dishwasher and wine cooler. Wall mounted gas combination boiler, power points, splashbacks to all wet areas, ample space for family sized dining table, radiator.

WC 1.9m x 1m (6'2" x 3'3")
Obscured double glazed window to front aspect, contemporary two piece suite comprising hidden cistern WC and wash hand basin with mixer tap over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.8m x 2m narrowing to 1m (12'5" x 6'6" narrowing to 3'3")
Access to loft via hatch, built in storage cupboard housing hot water cylinder, radiator, power points, doors leading to rooms.

BEDROOM ONE 4.2m x 2.6m (13'9" x 8'6")
Double glazed window with inset wood shutters to front aspect, built in double wardrobe, radiator, power points.

BEDROOM TWO 2.7m x 2.6m (8'10" x 8'6")
Double glazed window with inset wood shutters to rear aspect, overlooking rear garden, built in storage cupboard, radiator, power points.

BEDROOM THREE 2.8m x 2m (9'2" x 6'6")
Double glazed window with inset wood shutters to rear aspect overlooking rear garden, built in storage cupboard, radiator, power points.

BATHROOM 2m x 1.7m (6'6" x 5'6")
Obscured double glazed window with inset wood shutters to front aspect, luxury three piece suite comprising hidden cistern WC, wash hand basin with mixer tap over and oversized walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BASEMENT

HALLWAY 3m x 2.1m (9'10" x 6'10")
Understairs storage cupboard, power points, doors leading to rooms.

BEDROOM FOUR 8.3m x 2.5m narrowing to 1.6m (27'2" x 8'2" narrowing to 5'2")
Double glazed window with inset wood shutters to rear aspect, built in triple wardrobe, radiator, power points.

BATHROOM 2.8m x 1.8m (9'2" x 5'10")
Luxury three piece suite bathroom comprising hidden cistern WC, freestanding wash hand basin with mixer tap over and panelled bath with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

UTILITY ROOM 3.3m x 2.1m (10'9" x 6'10")
Obscured double glazed door to rear aspect leading to rear garden, range of matching wall and base units, solid wood work surfaces with stainless steel and mixer tap over, space and plumbing for washing machine, radiator, power points, splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden mainly laid to lawn with path leading to front door.

REAR GARDEN
Landscaped low maintenance rear garden mainly laid to artificial grass with fenced boundaries, wrap around patio ideal for al fresco dining, gated path leading to car port.

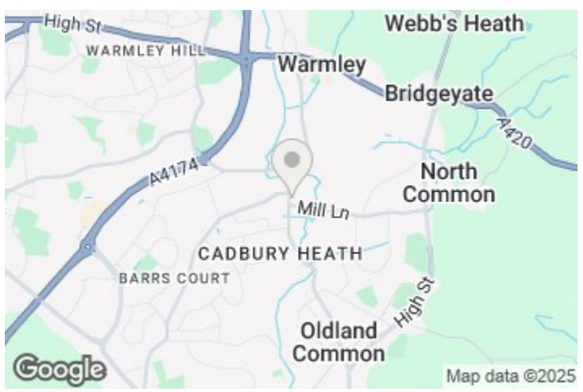
CAR PORT
Single car port located a short stroll from the rear garden with a driveway in front. This is leasehold.

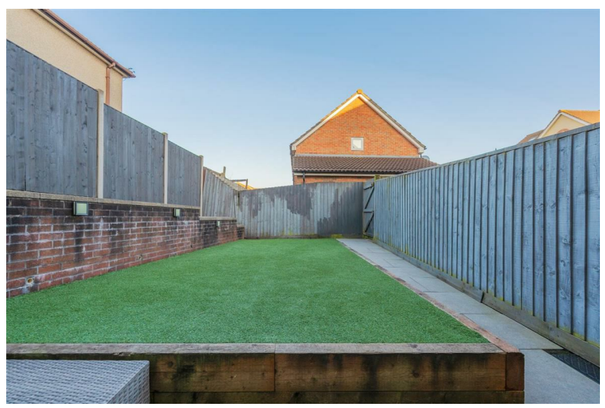
TENURE
The main home is freehold. The car port is leasehold with 978 years remaining. The annual service charge is £216.19

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
The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire
Services: All services connected.
Broadband speed: Superfast 80mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).





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