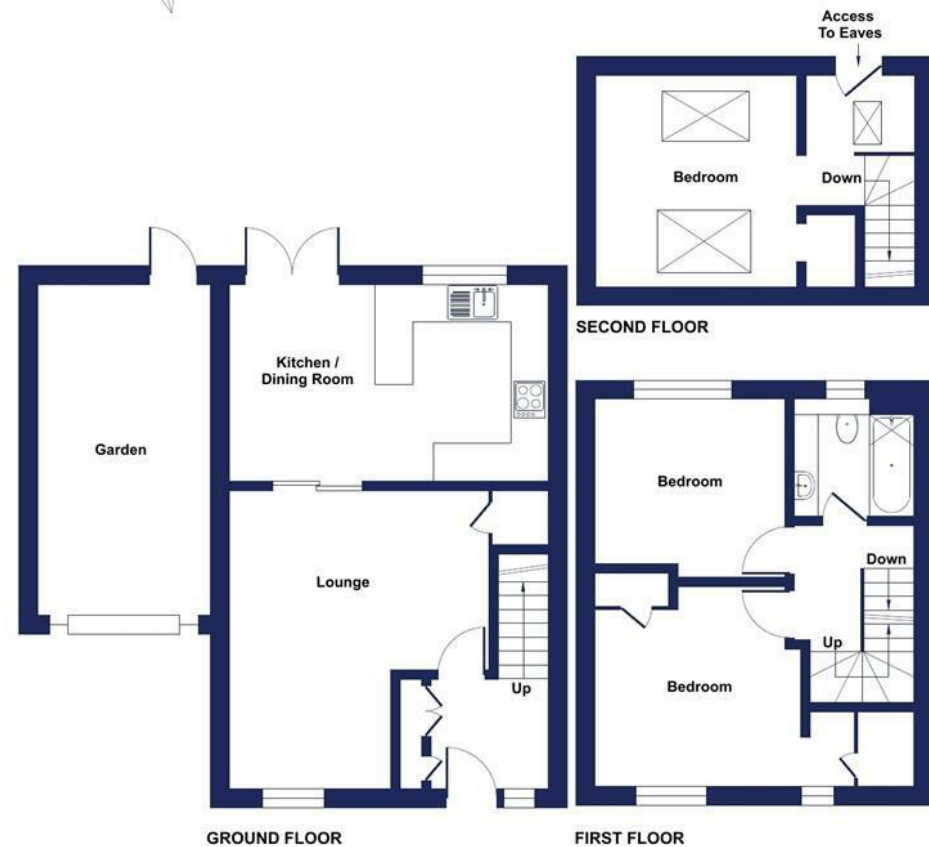


1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: keynsham@daviesandway.com

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

## Gleneagles Road, Warmley, Bristol, BS30

Approximate Area = 955 sq ft / 88.7 sq m  
 Garage = 155 sq ft / 14.3 sq m  
 Total = 1110 sq ft / 103 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: 1459464



2 Gleneagles Road, Warmley, Bristol, BS30 8GW



Guide Price £365,000

An excellent example of a recently improved three bedroom home, that enjoys a highly convenient location.

- Hallway
- Lounge
- Kitchen/Dining room
- Three double bedrooms
- Bathroom
- Gardens
- Driveway
- Garage



## 2 Gleneagles Road, Warmley, Bristol, BS30 8GW

Having been thoughtfully modernised and sympathetically extended, this beautifully presented three double bedroom home offers stylish, high quality accommodation ideally suited to both couples and growing families alike.

Internally the accommodation is arranged over three floors, with the ground floor hosting a welcoming entrance hallway with built in storage cupboards and stairs rising to the first floor. From here access is granted to a generous lounge that leads seamlessly through sliding pocket doors to an impressive full width kitchen/dining room fitted with a range of integrated appliances and quartz work surfaces. Flooded with natural light, this superb entertaining space directly overlooks and accesses the rear garden via French doors. To the first floor the property offers two substantial double bedrooms (formerly three bedrooms), alongside a luxurious contemporary three piece family bathroom. The second floor provides a spacious landing area, ideal for use as a home office or study space, in addition to a further double bedroom that benefits from dual Velux windows and useful eaves storage.

Externally both front and rear gardens have been landscaped with ease of maintenance in mind. The front garden offers a level lawn and driveway accessed via a dropped kerb, while the rear enjoys a sunny south westerly facing aspect, offering a high degree of privacy. Designed with entertaining in mind, the rear garden boasts a generous patio, level lawn, well stocked flower beds and a covered granite barbecue area.

Further benefits include a single garage accessed via both the driveway and rear garden, complete with power, water, lighting, quartz worktop area and additional storage, while also offering potential for further extension subject to the necessary consents.

### INTERIOR

#### GROUND FLOOR

##### HALLWAY 1.9m x 1.8m (6'2" x 5'10" )

Dual front door with obscured double-glazed window to front aspect, built in storage cupboards, stairs rising to first floor landing, door leading to lounge.

##### LOUNGE 4.9m x 4.1m (16'0" x 13'5" )

to maximum points. Double glazed window to front aspect, radiator, power points, understairs storage cupboard, sliding pocket doors leading to kitchen/dining room.

##### KITCHEN/DINING ROOM 5.1m x 3m (16'8" x 9'10" )

Double glazed window and French doors with inset blinds to rear aspect overlooking and providing access to rear garden, bespoke built kitchen comprising range of soft close wall and base units with quartz work surfaces, inset sink with mixer tap over, integrated electric oven with four ring gas hob with extractor fan over, integrated microwave, space and plumbing for dishwasher, space and power for upright fridge/freezer. Wall mounted boiler, power points, quartz upstands to all wet areas. Dining area offering ample space for family sized dining table and benefitting from a radiator and power points.

#### FIRST FLOOR

##### LANDING 2.1m x 2m (6'10" x 6'6" )

Power points, stairs rising to second floor landing, doors leading to rooms.

##### BEDROOM ONE 4.1m narrowing to 3.2m x 3.3m (13'5" narrowing to 10'5" x 10'9" )

Dual double glazed windows to front aspect, built in wardrobe and airing cupboard, radiators, power points.

##### BEDROOM TWO 3m x 2.8m (9'10" x 9'2" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

##### BATHROOM 2m x 1.8m (6'6" x 5'10" )

Obscured double glazed window to rear aspect, high quality three piece

suite comprising oversized wash hand basin with mixer tap over, hidden cistern WC and tiled bath with centrally located mixer tap and dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas, granite worktop over ample storage cupboard/drawers.

#### SECOND FLOOR

##### LANDING 2m x 1.8m (restricted head height in places) (6'6" x 5'10" (restricted head height in places))

Double glazed Velux window with inset blinds to roofline, storage to eaves, door leading to bedroom three.

##### BEDROOM THREE 3.5m x 3.2m (restricted head height in places) (11'5" x 10'5" (restricted head height in places))

Dual double glazed Velux style windows to roofline with inset blinds, built in storage cupboard, radiator, power points.

#### EXTERIOR

##### FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn and driveway that is accessed via dropped kerb and leads to garage. EV charging point, path leading to front door.

##### REAR GARDEN

To a sunny south westerly aspect, landscaped with ease of maintenance in mind with a generous patio with covered outside granite barbecue area, steps leading to a level lawn, wall and fenced boundaries, well stocked flower beds, timber shed, pedestrian access leading to garage.

##### GARAGE 5.3m x 2.7m (17'4" x 8'10" )

Accessed via up and over door and with pedestrian rear door leading to garden. Power, lighting and space and plumbing for washing machine and tumble dryer under quartz worktop and further storage units.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to [www.gov.uk](http://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.

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

