

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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18 Stanley Road, Warmley, Bristol, BS15 4NU



Offers In Excess Of £400,000

A handsome bay fronted four bedroom semi detached home located within a convenient setting.

- Characterful home
- Two reception rooms
- Kitchen
- Utility room
- Four bedrooms
- Luxury bathroom
- Shower room
- Off street parking
- Garden

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18 Stanley Road, Warmley, Bristol, BS15 4NU

Enjoying a highly convenient location nestled between Siston Common and north Bristol ring road with access to extensive amenities, this recently improved and excellently presented four bedroom home offers characterful accommodation that has been subject to a range of recent improvements including the installation of a high quality kitchen and luxury bathroom.

Internally, the accommodation is arranged over three floors with the ground floor playing host to the living space, this comprises of an entrance vestibule which leads to a hallway, which in turn leads to a rear reception room. This room enjoys access to the rear garden and the front reception room with a feature gas fireplace and herringbone flooring. The ground floor further offers a high quality kitchen with quartz worktop and range of integrated appliances which is complimented by a useful utility room. To the first floor, three bedrooms are found (two doubles, one single) in addition to a luxury four piece suite bathroom with walk in shower and free standing bath. The top floor is occupied by a generous master suite and modern shower room.

Externally, both front and rear gardens have been landscaped with the ease of maintenance in mind with the front being mainly laid to block paving that provides off street parking, while the rear offers an artificial lawn, good sized deck seating area and a generous side space ideal for garden equipment and bike storage.

INTERIOR

GROUND FLOOR

ENTRANCE VESTABLE 1.3m x 1m (4'3" x 3'3")
Glazed stripped door leading to hallway.

HALLWAY 3.5m x 1m (11'5" x 3'3")
Door leading to reception two, power points, stairs rising to first floor landing.

RECEPTION TWO 4m x 3.9m (13'1" x 12'9")
Double glazed French doors overlooking and providing access to rear garden, period style radiator, power points, herringbone flooring, door leading to kitchen, opening leading to reception one.

RECPTION ONE 4.3m x 3.9m (14'1" x 12'9")
Double glazed window to front aspect, feature period gas fireplace with wooden mantle, radiator, power points, herringbone flooring.

KITCHEN 3.4m x 2.5m (11'1" x 8'2")
Double glazed window to side aspect, luxury kitchen comprising range of soft closing wall and base units with quartz work surfaces, inset Belfast sink with mixer tap over, space and gas supply for range style oven with oversized extractor fan over, integrated fridge freezer and dishwasher, power points, tiled splashbacks to all wet areas, door leading to utility room.

UTILITY ROOM 2.5m x 2m (8'2" x 6'6")
Obscured double glazed door to rear aspect leading to rear garden, range of matching soft close wall and base units with quartz work surfaces, space and plumbing for washing machine, power points, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 4.7m x 0.7m (15'5" x 2'3")
Window to rear aspect, radiator and power points, stairs rising to second floor, doors to rooms.

BEDROOM TWO 4m x 4.3m (13'1" x 14'1")
Double glazed window to rear aspect overlooking rear garden, original style period fireplace, built in wardrobes, radiator, power points.

BEDROOM THREE 3.7m x 3m (12'1" x 9'10")
Double glazed window to front aspect enjoying far reaching views, radiator, power points.

BEDROOM FOUR 2.7m x 1.8m (8'10" x 5'10")
Double glazed window to front aspect, radiator, power points.

BATHROOM 3.2m x 2.4m (10'5" x 7'10")
Obscured double glazed window to side aspect, luxury four piece suite comprising oversized wash hand basic with mixer tap over, low level WC, walk in shower cubicle with dual head shower off mains supply and free standing bath with mixer tap and shower attachment. Radiator, tiled splashbacks to all wet areas.

SECOND FLOOR

LANDING 0.8m x 0.8m (2'7" x 2'7")
Obscured double glazed window to side aspect, doors to rooms.

BEDROOM ONE 6.10m x 3.3m narrowing to 2.6m (20'0" x 10'9" narrowing to 8'6")
(Restricted head height in places) Double glazed windows to rear aspect and dual double glazed velux window to roof line, built in storage cupboard housing gas combination boiler, storage to eaves, radiator and power points.

SHOWER ROOM 1.8m x 1.8m (5'10" x 5'10")
Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedal stool wash hand basin with mixer tap over, low level wc, walk in shower cubicle with dual head shower off mains supply, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT
Low maintenance front garden, mainly laid to block paving that provides off street parking, wall and fenced boundaries, gated path leading to rear garden, path leading to front door.

REAR GARDEN
Low maintenance rear garden, mainly laid to artificial lawn with decked seating area, wall and fenced boundaries, gated path and side storage area leading to front garden.

TENURE
This property is freehold.

AGENT NOTE
Prospective purchasers are to be aware that this property is in council tax band B according to the www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.
Mobile & Broadband
<https://checker.ofcom.org.uk/>
Flood Risk
<https://www.gov.uk/request-flooding-history>
Coal Mining and Conservation Areas
<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>
Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)
<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>
Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

