

Queens Road, Warmley, Bristol, BS30
 Approximate Area = 891 sq ft / 82.7 sq m
 For identification only - Not to scale



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 or 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/drain 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.

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Like what you see?



58 Queens Road, Warmley, Bristol, BS30 8EJ

£270,000





Council Tax Band: B | Property Tenure: Freehold

SPACIOUS HOME!! Located on Queens Road in Cadbury Heath, Bristol, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting lounge/diner provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining. Adjacent to this, the kitchen/breakfast room is designed for practicality, making meal preparation a breeze. The property features a well-maintained bathroom and a separate WC, ensuring that morning routines are smooth and efficient. Outside, you will find a good-sized rear garden, offering a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, parking at the front of the house adds to the convenience of this lovely home. Situated in a desirable location, this property is close to local school, park and amenities, making it an excellent choice for those who value accessibility. This three-bedroom mid-terrace house on Queens Road is a wonderful opportunity not to be missed!



Entrance Porch

8'4 x 4'8 (2.54m x 1.42m)
Double glazed door and window to front, radiator, window to hall, open to hall.

Entrance Hall

Stairs to first floor landing, door to kitchen.

Kitchen/Breakfast Room

19'7 max x 11'1 max (5.97m max x 3.38m max)
Window to hall, cupboard housing electric meter and fuse board, under stairs storage cupboard, cupboard housing gas combination boiler, radiator, double glazed door and window to rear, a range of wall and base units with worktops over, gas hob, electric oven and cooker hood, one and a half bowl sink and drainer, integrated fridge/freezer, space for washing machine, tiled splashbacks.

Lounge/Dining Room

19'8 max x 11'5 max (5.99m max x 3.48m max)
Double glazed window to front, double glazed patio doors to rear, two radiators, gas fire with surround.

First Floor Landing

9'11 x 2'7 (3.02m x 0.79m)
Storage cupboard, loft hatch (with drop down ladder, part boarded and light).

Bedroom One

14'9 max x 10'4 (4.50m max x 3.15m)
Double glazed window to front, radiator, built-in wardrobe with sliding doors, wood effect flooring.

Bedroom Two

13'4 max x 9' max (4.06m max x 2.74m max)
Double glazed window to rear, radiator.

Bedroom Three

10'7 x 6'5 (3.23m x 1.96m)
Double glazed window to front, radiator.

Bathroom

5'9 x 4'10 (1.75m x 1.47m)
Double glazed window to rear, wash hand basin, bath with shower over off taps, heated towel rail, tiled effect flooring, tiled walls.

WC

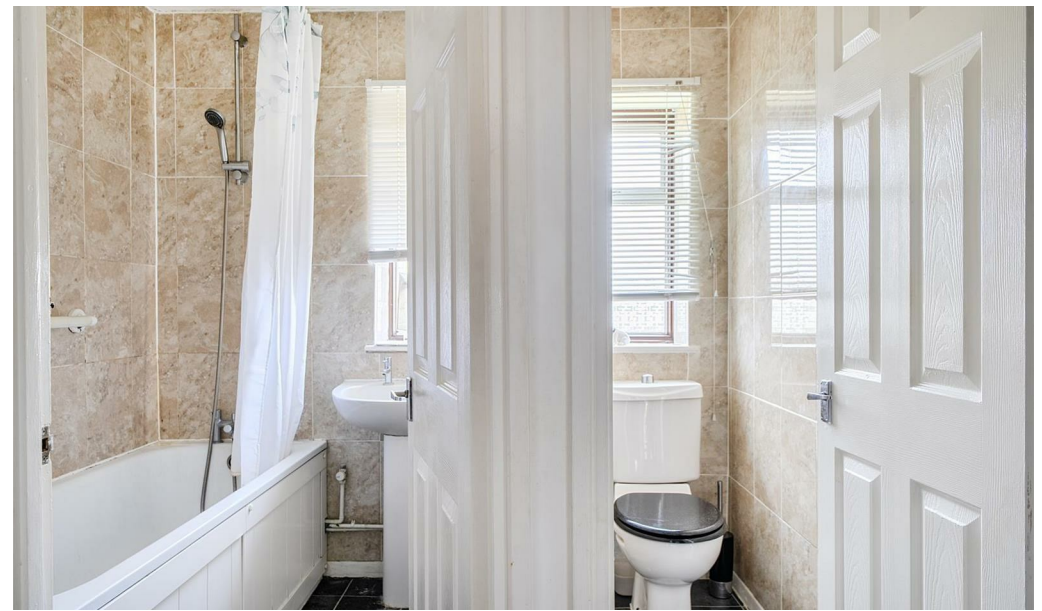
Double glazed window to rear, W.C. tiled walls, tiled effect flooring.

Rear Garden

Enclosed rear garden, patio, lawn area, outside tap, shrubs and plants, shed with lean to store attached, path to rear gate.

Front

Block paved driveway, shrubs, gas meter.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	76
(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	

