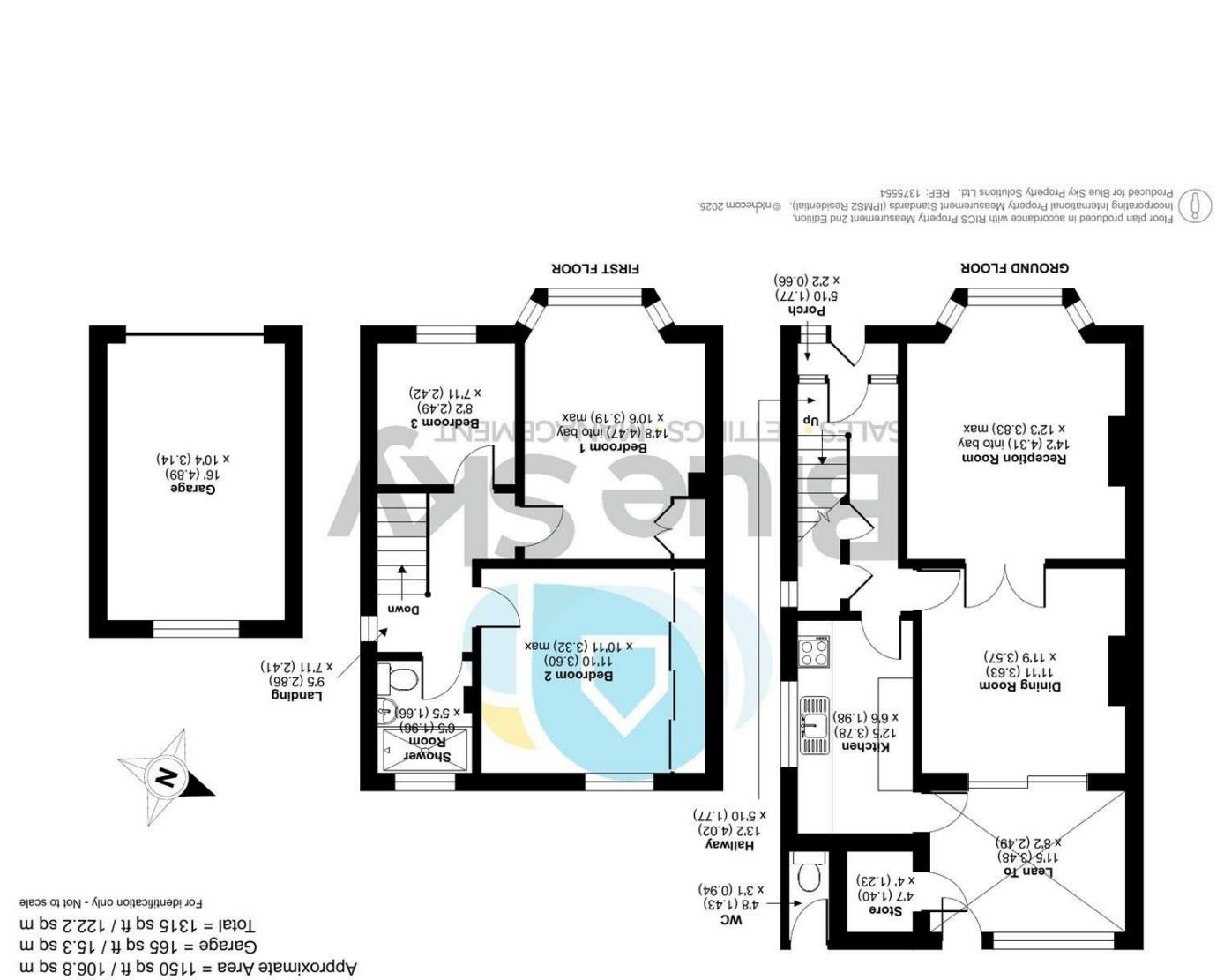


The Impartial Bit
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate, unless otherwise stated.

recomended You carry out your own independent checks prior to exchange of contracts. Please also be aware that services, connections or fittings listed, or asked for warranty or service certificates, or 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, prior to exchange of contracts. If you wish to do so, you will need to come through or apply to the relevant authority or organisation.

to satisfy yourself as to their own basis, prior to exchange of contracts. Please also be aware that services, connections or fittings listed, or asked for warranty or service certificates, or 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, prior to exchange of contracts. If you wish to do so, you will need to come through or apply to the relevant authority or organisation.

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Tweeny Lane, Bristol, BS30





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Nestled in a tranquil cul-de-sac on Tweeny Lane in Warmley, Bristol, this charming semi-detached house presents an excellent opportunity for those seeking a project to make their own. With three well-proportioned bedrooms, this property is ideal for families or those looking to invest in a spacious home. Upon entering, you are greeted by a welcoming hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The lounge offers a comfortable space to unwind, while the dining room provides an ideal setting for family meals. The kitchen, though in need of some modernisation, is functional and offers ample potential for transformation. One of the standout features of this property is the impressive mature rear garden, which provides a delightful outdoor space for gardening enthusiasts or for children to play. Additionally, the property boasts a lean-to and a convenient outside loo, enhancing its practicality. Parking is a breeze with a driveway and garage. The location is particularly advantageous, being close to the local school, cycle track, play park and various amenities, ensuring that everything you need is within easy reach. Whether you are looking to create your dream home or seeking a promising investment, this three-bedroom semi-detached house on Tweeny Lane is a fantastic opportunity not to be missed!



Entrance Porch

5'10" x 2'2" (1.78m x 0.66m)

Double glazed door to front and double glazed window to front.

Entrance Hall

13'2" x 5'10" (4.01m x 1.78m)

Two windows to front, door to front, radiator, under stairs storage cupboard (with single glazed window to side and wall mounted gas combination boiler), stairs to first floor, wall unit housing fuse board.

Lounge

14'2" into bay x 12'3" max (4.32m into bay x 3.73m max)

Double glazed bay window to front, radiator, electric fire, double doors to dining room.

Dining Room

11'11" x 11'9" (3.63m x 3.58m)

Window to kitchen, radiator, double glazed patio doors to lean to, double doors to lounge, fire surround.

Lean to

11'5" x 8'2" (3.48m x 2.49m)

Store cupboard (4'7" x 4'0"), double glazed door to rear, double glazed windows, double glazed patio door to dining room, space for fridge/freezer.

Outside W.C.

4'8" x 3'1" (1.42m x 0.94m)

W.C. outside tap.

Kitchen

12'5" x 6'6" (3.78m x 1.98m)

Double glazed window to side, space for electric cooker, radiator, window to dining room, wood panelling, wall and base units with worktops, tiled splash backs, sink and two drainers, space for washing machine, door to lean to.

First Floor Landing

9'5" x 7'11" (2.87m x 2.41m)

Double glazed window to side, loft access (part boarded).

Shower Room

6'5" x 5'5" (1.96m x 1.65m)

Double glazed window to rear, W.C., wash hand basin with vanity, walk in shower, tiled walls, heated towel rail.

Bedroom One

14'8" into bay x 10'6" max (4.47m into bay x 3.20m max)

Double glazed bay window to front, radiator, storage cupboard.

Bedroom Two

11'10" x 10'11" max (3.61m x 3.33m max)

Double glazed window to rear, radiator, built in wardrobe with sliding doors.

Bedroom Three

8'2" x 7'11" (2.49m x 2.41m)

Double glazed window to front, radiator.

Front Garden

Lawn and shrubs.

Driveway

Parking for several cars.

Rear Garden

Open to driveway, door to outside WC, gravel, trees, shrubs and plant, hedge to rear, pathway, lawn area.

Garage

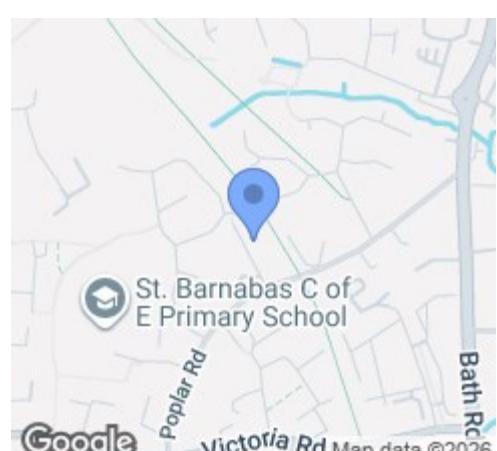
16'0" x 10'4" (4.88m x 3.15m)

Up and over door to front, window to rear.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property
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