



Twenny Lane, Bristol, BS30
 Approximate Area = 1150 sq ft / 106.8 sq m
 Garage = 165 sq ft / 15.3 sq m
 Total = 1315 sq ft / 122.2 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 of 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. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed. 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/draind 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.

The Important Bit

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Like what you see?



10 Twenny Lane, Warmley, Bristol, BS30 5JT
Offers In Excess Of £350,000





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		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	70

