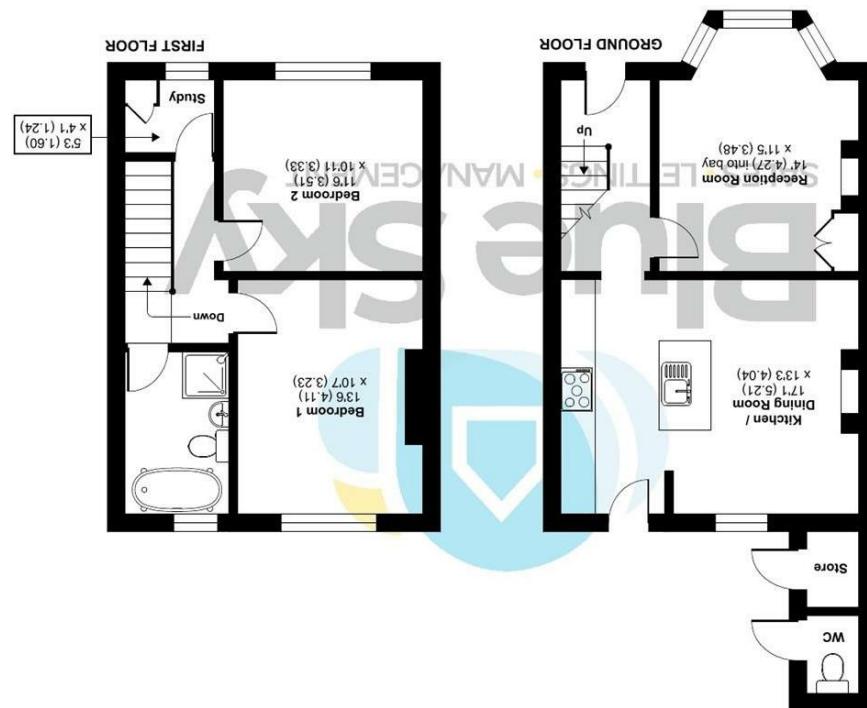


The important bit  
We have carefully prepared these particulars to provide  
you with a fair and reliable description of the property.  
However, these details and anything we've said about the  
property, are not part of an offer of contract, and we can't  
guarantee their accuracy. All measurements given are  
approximate and our floorplans are given as a general  
guide to room layout and design. Items shown in  
photographs are NOT included in the sale unless  
stated. They are offered on an 'as seen' basis.  
We ask for warranty or service certificates, so unless  
services, appliances, equipment, fixtures or fittings listed,  
or requested, they are offered on an 'as seen' basis.  
We recommend you carry out your own independent checks  
prior to exchange of contracts. Please also be aware that  
services have been switched off/discharged/drawn  
down, connection charges may apply, if you wish to  
express an interest in this property or make a formal offer.  
If services are disconnected, please also be aware that  
prior to satisfy yourself as to their own independence that  
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 provide a formal offer.  
comply with money laundering regulations and we ask  
for your co-operation in order to avoid delay in agreeing  
the sale.

Produced for Blue Sky Property Solutions Ltd. Ref: 1277886  
Floor plan produced in accordance with RICS Property Measurement Standards (Meas2) 2nd Edition. © nchecomm 2025.



Station Road, Warmley, Bristol, BS30  
Approximate Area = 876 sq ft / 81.3 sq m (excludes store & WC)

For identification only - Not to scale

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Get in touch to arrange a viewing!

Like what you see?





Council Tax Band: B | Property Tenure: Freehold

WOW WOW WOW!!! We have fallen in love with this wonderful home, we hope you do to! Blue Sky are delighted to offer for sale this superb two bedroom terrace Victorian home located on Station Road in Warmley. The current vendor has greatly improved this home over their ownership and has made this period home something truly special! The accommodation comprises: entrance hall, lounge and kitchen/diner to the ground floor. To the first floor you will find two double bedrooms, study and bathroom with roll top bath and shower cubicle. Externally the property boasts a rear garden with outside store, WC and rear gate to the driveway which is accessed via the rear lane. Well located, this property offers easy access to the A4174 ring road to Bristol, Bath and Keynsham, the Bristol to Bath Cycle Track is only stones through with the station cafe' and there is a regular bus service close to the property. The property is also on the fringes of Siston Common with all its open green space and walks. The M4 is also easily reached through Wick. A must see property, call today to arrange your viewing!!



#### Entrance Hall

Double glazed door and double glazed window to front, stairs to first floor landing, wall unit housing fuse board, wood flooring, under stairs storage area.

#### Lounge

14'0" into bay x 11'5" max (4.27m into bay x 3.48m max)

Double glazed bay window to front, base units, shutters, feature radiator, picture rail, wood flooring, decorative ceiling rose, open fire place.

#### Kitchen/Diner

17'1" x 13'3" max (5.21m x 4.04m max)

Three double glazed windows to rear, double glazed door to rear, feature radiator, wood flooring, breakfast bar, base units with wooden worktops, tiled splash backs, Belfast style 1 1/2 bowl sink, drainer into worktop, two ovens, cooker hood, gas hob, picture rail, wood and tiled flooring, spotlights, open fire with inset wood burner, space for fridge/freezer, integrated washing machine, integrated dishwasher.

#### First Floor Landing

Loft access (drop down ladder, light and part boarded).

#### Bedroom One

13'6" x 10'7" (4.11m x 3.25m)

Double glazed window to rear, feature radiator, picture rail.

#### Bedroom Two

11'6" x 10'11" (3.51m x 3.33m)

Double glazed window to front, feature radiator, picture rail.

#### Study

5'3" x 4'1" (1.60m x 1.24m)

Double glazed window to front, wall unit housing gas combi boiler.

#### Bathroom

Double glazed window to rear, heated towel rail, extractor fan, spotlights, W.C., wash hand basin, tiled walls, shower cubicle, freestanding bath with shower head attachment, shutters, speakers (connector in bedroom one but disconnected).

#### Rear Garden

Enclosed rear garden, patio area, brick built outside store, brick built outside W.C. (w.c and wash hand basin), area laid to lawn, pathway to rear gate, rear patio with pergola, raised borders with plants and shrubs.

#### Front Garden

Gated pathway to front door, gravel area, raised borders of plants.

#### Parking

Parking for two cars accessed via rear lane, bike store.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property  
Ombudsman



arla propertymark  
PROTECTED



naea propertymark  
PROTECTED