

SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

☎ 0117 9328165
 ✉ info@bluesky-property.co.uk
 📍 28 Ellacombe Road, Bristol, BS30 9BA

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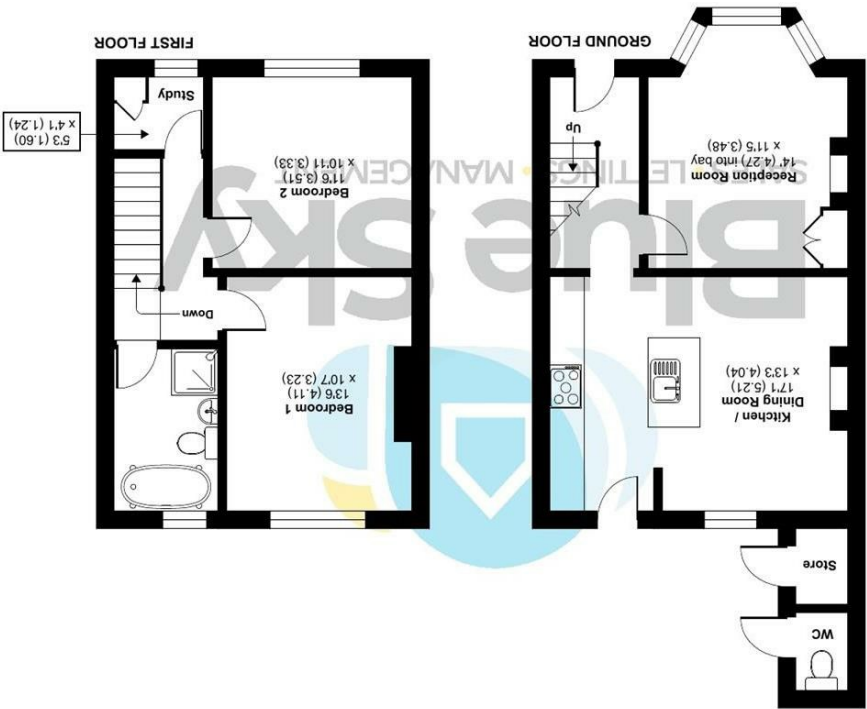
The Important Bit!

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 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/drainage 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.

Station Road, Warmley, Bristol, BS30

For identification only - Not to scale

Approximate Area = 876 sq ft / 81.3 sq m (excludes store & wc)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickscm 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1327839





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5 Station Road, Warmley, Bristol, BS30 8XH

Offers In Excess Of £325,000



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 found 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 3.23m)

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	

