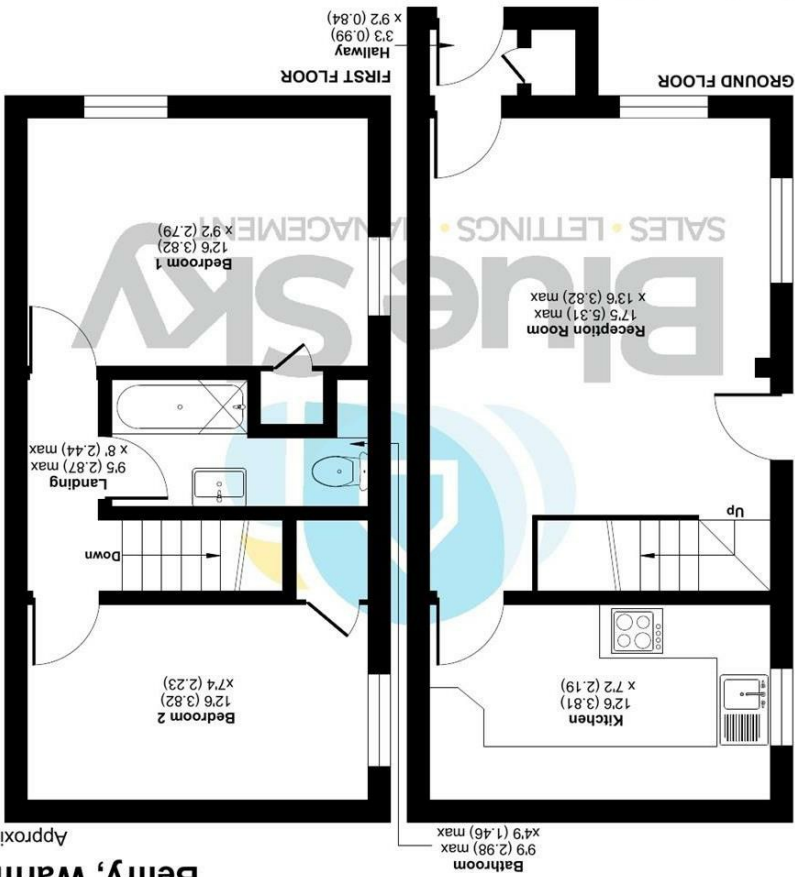




Belfry, Warmley, Bristol, BS30

Approximate Area = 646 sq ft / 60 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © RICS 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1341554

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, 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.

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Council Tax Band: C | Property Tenure: Freehold

IF YOU ARE LOOKING FOR A QUICK PURCHASE, THEN LOOK NO FURTHER! Tucked away in the charming area of Belfry, Warmley, Bristol, this delightful mid-terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. Whilst this property is mid-terrace, its corner location allows the benefit of increased day light access and a private garden which is not overlooked by neighbouring properties. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest. The well-designed lounge and diner create a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. One of the standout features of this property is the low maintenance side garden, which offers a pleasant outdoor space without the burden of extensive upkeep. This is ideal for those who wish to enjoy the fresh air and sunshine without the commitment of a large garden. Parking is a breeze with space available for two vehicles, an asset in this sought-after location. The property is offered with no onward chain, allowing for a smooth and straightforward purchasing process. Situated in an excellent location, this home is conveniently close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its combination of comfort, convenience, and charm, this mid-terraced house in Warmley is a wonderful opportunity not to be missed.



Entrance Porch

3'6" x 3'6" (1.07m x 1.07m)
uPVC double glazed door into entrance porch, storage cupboard,

Lounge / Diner

17'5" x 12'6" (5.31m x 3.81m)
Double glazed window to front and side, double glazed door to side, 2x radiators, stairs to first floor landing,

Kitchen

7'2" x 12'6" (2.18m x 3.81m)
Double glazed window to side, the kitchen consist of a range of matching wall and base units with worktops, stainless steel sink with mixer taps & drainer, built in electric oven & hob, wall mounted gas combi boiler, tiled splashbacks, wood effect flooring, space for the following appliances:- fridge/freezer, washing machine, dishwasher and tumble drier,

First Floor Landing

8" x 2'8" (2.44m" x 0.61m'2.44m")
Stairs to ground floor,

Bedroom 1

9'2" x 12'6" (2.79m x 3.81m)
Double glazed windows to front and side, radiator, fitted wardrobe,

Bedroom 2

7'4" x 12'6" (2.24m x 3.81m)
Double glazed window to side, radiator, storage cupboard,

Bathroom

4'9" x 9'7" (1.45 x 2.92)
Velux window to side, the bathroom consists of bath with shower above, W.C, wash hand basin, heated towel rail, extractor fan, part tiled walls, loft access,

Front Garden

Steps up to front door, gated access to side garden, trees/shrubs, outside lighting,

Side Garden

Low maintenance side garden with patio, Astro turf & gravel areas, trees/shrubs, outside lighting & water tap, gated access to front garden, shed, walls enclosing,

Parking

Parking for two cars in rear carpark (top right two bays).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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 