

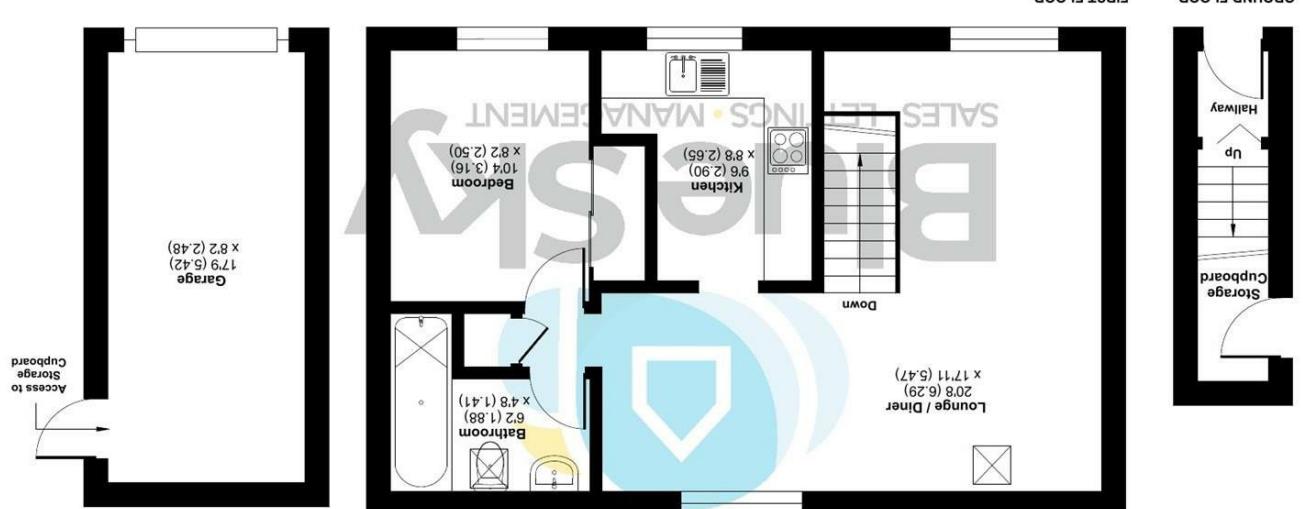
The Impatient Bit
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details do not form part of an offer or contract, and we cannot guarantee their accuracy. All measurements given are approximate, and our floor plans are 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 have not provided a general specification of fixtures or fittings listed, unless asked for, warranty or service certificates, unless services, appliances, equipment, fixtures or fittings listed, or services in interest in this property or formal offer, if services have been switched off/discharged/drawn prior to exchange of contracts. Please also be aware that services you have been provided and connected may be terminated prior to completion of contracts. We also ask that you carry out your own independent checks to satisfy yourself as to their own basis. We also ask that you carry out your own independent checks to satisfy yourself as to their own basis.

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Approximate Area = 573 sq ft / 53.2 sq m (excludes storage cupboard)
Total = 718 sq ft / 66.6 sq m
Garage = 145 sq ft / 13.4 sq m
For identification only - Not to scale

Belfry, Warmley, Bristol, BS30





Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! Blue Sky are delighted to offer for sale this superb one bedroom coachhouse located in the ever popular cul-de-sac of Belfry in Warmley. The property also offers good access to the local school, ring road connections and the local amenities in the area. The accommodation comprises: entrance hall with stairs leading to the first floor accommodation. The lounge and dining area offers space and light with dual aspect windows and archway leading to the kitchen. The inner hall offers a storage cupboard and leads on to the bathroom with modern white suite and bedroom with fitted wardrobes!! Externally the property offers a single garage and driveway parking!! Call today to arrange your viewing!!



Entrance Hall

Double glazed door to front, fuse board, bi-fold door leading to stair to first floor.

Lounge/Diner

20'8" max x 17'11" max (6.30m max x 5.46m max)

Double glazed window to front and two windows to rear, L shape, three radiators, feature beams, loft access, stairs down to hall, storage cupboard with heated towel rail.

Kitchen

9'6" max x 8'8" max (2.90m max x 2.64m max)

Double glazed window to front, wall and base units, worktops, space for fridge/freezer, sink and drainer, space for washing machine, electric hob and oven, splashbacks.

Bedroom

10'4" x 8'2" (3.15m x 2.49m)
Double glazed window to front, radiator, built in wardrobe with sliding doors.

Bathroom

6'2" max x 4'8" max (1.88m max x 1.42m max)
Velux skylight window to rear, WC, wash hand basin, radiator, part tiled walls, electric heater, extractor fan, enclosed bath with shower over, feature beam.

Garage

17'9" x 8'2" (5.41m x 2.49m)
Up and over door to front, power and light, water tap, storage cupboard with light, gas combi boiler.

Parking

Parking for one car in front of the garage, raised border.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

