

London Road, Warmley, Bristol, BS30 5JN

£550,000



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Council Tax Band: E

A large semi detached home dating back to the early 1900's with high ceilings, large rooms and some original features.

There, on the ground floor, three reception rooms, a hall and a kitchen. Upstairs there are four bedrooms, and a bathroom.

This property has great potential having had some updating work completed by the current owners. There are still some finishing touches required making this a project that the new owners would be able to put their own stamp on. Further extending the property is a real possibility (subject to any appropriate planning consents)

There is a private rear garden with countryside views and off street parking for up to five vehicles.

#### Porch

uPVC front door.

#### Hall

Radiator. Glazed door to porch.

#### Lounge

13'11" x 13'8" (4.25 x 4.19)

uPVC double glazed sash bay windows. Feature fireplace. Radiator. Wood floor.

#### Dining Room

14'3" x 13'0" (4.35 x 3.97)

uPVC double glazed sash windows. Feature fireplace. Wood floor.

#### Breakfast Room

11'3" x 9'9" (3.45 x 2.98)

uPVC double glazed sash windows. Radiator. Internet point.

#### Kitchen

14'1" (max) x 9'9" (4.31 (max) x 2.98)

Wall and floor mounted storage units. Electric hob and oven. Space for a dishwasher and washing machine. Belfast sink. Two uPVC double glazed doors leading to the rear garden.

#### WC

Accessed via the rear yard. Low level WC

#### Landing

Loft access hatch

#### Bedroom 1

14'8" x 13'10" (4.49 x 4.22)

uPVC double glazed sash windows. Radiator. Wooden floor.

#### Bedroom 2

13'7" x 12'9" (4.15 x 3.91)

uPVC double glazed sash windows. Wood floor. Radiator.

#### Bedroom 3

10'9" x 7'1" (3.30 x 2.18)

uPVC double glazed sash windows. Radiator. Wood floor. Feature fireplace.

#### Bedroom 4

10'11" x 4'10" (3.34 x 1.49)

uPVC double glazed sash windows. Radiator. Wood floor.

#### Bathroom

7'8" x 9'8" (2.34 x 2.95)

Frosted uPVC double glazed windows. Shower cubicle. basin on pedestal. Low level WC. Radiator. Storage cupboard.

#### Garage

25'9" x 7'0" (7.87 x 2.15)

To the side of the property. Double doors to front. Single access door at rear.

#### Rear Garden

With views onto open countryside. Patio areas and mature fruit trees and shrubs. Green house.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	