



- Beautifully presented home
- Living Room
- Kitchen/Dining Room
- Two bedrooms
- Modern upstairs bathroom
- Enclosed rear garden
- New boiler installed 2024
- New windows installed 2024

2b Ullswater Close, Bridgeway, Bristol, BS30 5XR
£285,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

Entry
Living Room
Kitchen/Dining Room
Landing
Bedroom
Bedroom
Bedroom
Bedroom

14'10" x 11'2" (4.53m x 3.42m)
11'8" x 9'11" (3.56m x 3.03m)

559 ft²
52 m²

Approximate total area*

Reduced bedroom

14 ft²
1.3 m²

11'8" x 10'8" (3.57m x 3.27m)

Bedroom

12'2" x 5'8" (3.72m x 1.74m)

Bedroom

7'2" x 5'2" (2.19m x 1.60m)



(1) Excluding balconies and terraces.
Reduced bedroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

PROPERTY TYPE House - Terraced

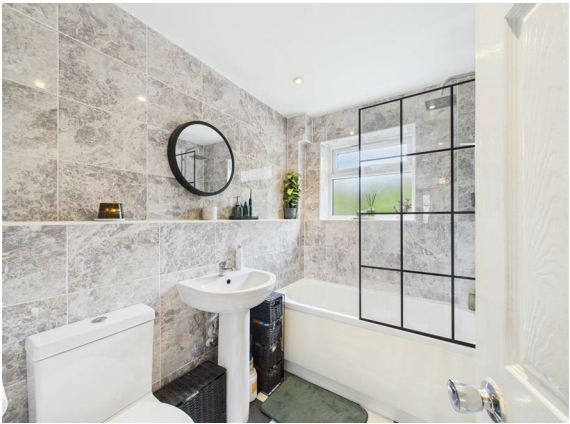
BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



Beautifully presented two bedroom modern home.

Entrance porch, living room, kitchen/dining area, two bedrooms and a modern upstairs bathroom.

With allocated parking and enclosed, rear garden.



the location

Set in a popular location, close to the Bristol to Bath cycle path, and a range of green and wooded walks in nearby Siston Common and Warmley Forest Park. The Avon ring road is close by, and this home with prove ideal for those seeking access to both Bristol and Bath. Bristol 6.5 miles Bath 8.3 miles

what the owners will miss

"We will miss the community; we have made friends with lovely neighbours. We will miss the short 10-15 min walk to local cafes (Warmley Waiting Room for example) in which we could use the cycle path (2min walk away), or for a more leisurely stroll through the woods and fields with the dog. Warmley Forest is a great place with lovely views and can feel like you are in the middle of nowhere without being far at all, this is probably around a 15 min walk. The nature on our doorstep, the sound of the brook and wildlife from our garden, the convenience of local pubs (Hollybush, The White Harte etc both very good), the closeness to Bath & Bradford on Avon. Local amenities are very handy close by (Gyms, Vets, Shops, Takeaways! Etc), we are a stone's throw away from retail parks, and convenient spot for the link road when heading into Bristol. We love everything about this area; it will be sadly missed for many reasons and would recommend to anyone looking to move here."

just a thought...

If you hadn't considered this area before, this home is worth viewing! Surprisingly close to all good local amenities, yet being set in a pleasant and green semi rural location. A viewing is highly recommended.