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Like what you see?



27 Station Road, Warmley, Bristol, BS30 8XH
Offers In Excess Of £375,000



Council Tax Band: C | Property Tenure: Freehold

SPACIOUS FIVE BEDROOM SEMI-DETACHED HOME!! THREE RECEPTIONS!! TWO BATHROOMS!! PARKING!! REAR GARDEN!! KITCHEN/BREAKFAST AREA!! ACCOMMODATION OVER THREE FLOORS!! Blue Sky are delighted to offer for sale this substantial five bedroom home located on Station Road in Warmley. The property offers great access to the cycle track, good roads links to Bath and amenities in the area. This is not your typical semi-detached home so an internal viewing comes highly recommended!! The accommodation comprises: entrance hall, lounge, dining room, study, snug, kitchen/breakfast area, utility area and downstairs WC. On the first floor you will find four good size bedrooms and two bathrooms both with shower cubicle and bath. The second floor boasts bedrooms one with dual aspect windows. Externally there is a good size rear garden and driveway parking to front for two cars. Make sure this home is top of your to view list!!



Entrance Hall
13'5" x 7'0" narrowing to 6'0" (4.09m x 2.13m narrowing to 1.83m)
Double glazed door and double glazed windows to front, recess shelving, radiator, stairs to first floor landing, understairs storage cupboard with fuse board.

Study
12'8" x 6'5" (3.86m x 1.96m)
Double glazed window to front and side, radiator, floor boards, storage cupboard.

Lounge
14'4" into bay x 12'1" (4.37m into bay x 3.68m)
Double glazed bay window to front, radiator, inset wood burner.

Dining Room
10'11" x 11'1" (3.33m x 3.38m)
Floorboards, open fire recess.

Snug
12'2" x 9'2" narrowing to 8'0" (3.71m x 2.79m narrowing to 2.44m)
Double glazed window to side, floorboards, radiator, double glazed french doors to rear.

Kitchen
14'5" x 8'5" narrowing to 7'0" (4.39m x 2.57m narrowing to 2.13m)
Double glazed window to rear, radiator, space for fridge/freezer, space for cooker, cooker hood, wall and base units, worktops, tiled splashbacks, one and half bowl sink/drainage, space for dishwasher.

Breakfast Area
8'10" x 6'4" (2.69m x 1.93m)
Wall mounted gas combi boiler, storage cupboard, radiator, double glazed french doors to rear, wall and base units, worktop, tiled splashbacks, two double glazed windows to side.

Utility Area
4'3" x 6'5" (1.30m x 1.96m)
Worktop, sink/drainage, base cupboard, space for washing machine, tiled splashbacks.

WC
5'5" x 3'4" (1.65m x 1.02m)
Extractor fan, double glazed window to side, W.C.

Bedroom Two
12'0" x 10'2" (3.66m x 3.10m)
Double glazed windows to front, radiator, feature fire surround.

Bedroom Three
10'10" x 11'10" max (3.30m x 3.61m max)
Double glazed windows to rear, radiator, feature fire surround.

Bedroom Four
13'6" x 6'5" (4.11m x 1.96m)
Double glazed window to front, radiator.

Bedroom Five
9'3" x 8'1" (2.82m x 2.46m)
Double glazed window to front, radiator.

Family Bathroom
12'0" narrowing to 5'8" x 8'6" narrowing to 6'4" (3.66m narrowing to 1.73m x 2.59m narrowing to 1.93)
Double glazed window to rear, heated towel rail, W.C., wash hand basin, roll top bath with shower head attachment, shower cubicle, radiator, part tiled walls.

2nd Family Bathroom
11'3" into window recess x 6'4" (3.43m into window recess x 1.93m)
Double glazed window to rear, W.C., heated towel rail, radiator, shower cubicle, wash hand basin, enclosed bath with shower head off taps, extractor fan, part tiled walls.

Bedroom One
17'1" max x 13'6" max (5.21m max x 4.11m max)
Located on the second floor, double glazed window to front and rear, feature fire surround, access to eaves, restricted head height, two radiators.

Rear Garden/Front/Driveway
Rear Garden: Decking area, patio area, rear decking area, outside tap, area laid to gravel, lawn area, mature trees and shrubs, shed, summerhouse. Front/Driveway: Driveway for two cars, trees and shrubs, porch to front door, wall to front.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

