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Warmington Road, Bristol
Offers In Excess Of £365,000

3 bedroom terraced house for sale | Freehold

The Property-

A beautifully refurbished three-bedroom terraced home, finished to an excellent standard throughout and ready for its new owners to move straight into. The ground floor offers a bright and spacious layout, with a generous lounge featuring a bay window and attractive feature fireplace, flowing seamlessly into the dining room. Large sliding patio doors fill the space with natural light and create a lovely connection with the garden.

The contemporary kitchen is well equipped with a good range of units and worktops, with direct access to a separate utility room housing the newly fitted combination boiler. The spacious entrance hall benefits from useful understairs storage, while the excellent-sized garage provides power and convenient access from both the front of the property and internally via the utility room. Newly laid laminate flooring throughout the ground floor adds to the fresh and modern finish.

Upstairs are two generous double bedrooms and a versatile third bedroom, ideal for use as a home office, nursery or guest bedroom. The impressive master bedroom benefits from built-in wardrobes, while the second double bedroom enjoys a pleasant outlook over the rear garden.

The beautifully finished family bathroom features tiled flooring, a stylish marble-effect feature wall around the bath, wash basin, WC and radiator, with a bath and shower over. A double-glazed window provides excellent natural light, while the generous landing gives access to all three bedrooms, the bathroom and loft space.

Outside-

The property is approached via a newly laid driveway providing excellent off-street parking, alongside a separate lawned area and access to the garage.

To the rear is a well-proportioned garden arranged over two levels. A generous patio sits directly outside the property, providing an ideal space for outdoor dining and entertaining, with steps leading up to a good-sized lawned area. The different levels create a lovely sense of space and offer plenty of room for relaxing, hosting friends and enjoying the garden throughout the year.

Location-

Warmington Road is situated in a popular residential setting on the edge of Whitchurch and Brislington, offering an excellent balance of convenience and established residential surroundings. A good range of everyday amenities can be found nearby, including local shops, supermarkets, cafés and places to eat, with further retail and leisure facilities available at Imperial Retail Park and Hengrove Leisure Park.

The area is well suited to families, with a choice of local schools alongside a variety of parks and green spaces. Callington Road Nature Reserve is also within easy reach, providing a peaceful setting for walks and enjoying the outdoors.

For commuters, the property is well positioned for access to the A37 and Wells Road, providing convenient routes into Bristol city centre and surrounding areas, with regular bus services also available. With Whitchurch, Brislington and Hengrove all close by, the location offers a particularly practical base for modern family life.

Council Tax Band: C (Bristol City Council)
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Rear Garden

GROUND FLOOR:

Entrance hall

Lounge
13'3 x 12'8 (4.0m x 3.9m)

Dining
10'2 x 9'0 (3.1m x 2.7m)

Kitchen
10'3 x 9'6 (3.1m x 2.9m)

Garage
16'2 x 9'7 (4.9m x 2.9m)

FIRST FLOOR:

Landing

Bedroom 1
11'6 x 10'4 (3.5m x 3.1m)

Bedroom 2
11'2 x 10'3 (3.4m x 3.1m)

Bedroom 3
8'5 x 8'0 (2.6m x 2.4m)

Bathroom
8'0 x 7'5 (2.4m x 2.3m)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.

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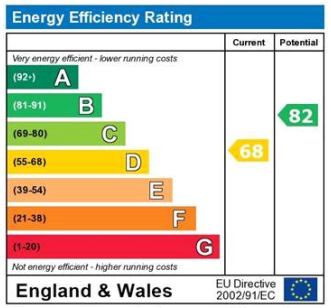

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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