



Approximate Area = 1043 sq ft / 96.8 sq m  
 Limited Use Area = 37 sq ft / 3.4 sq m  
 Garage = 236 sq ft / 21.9 sq m  
 Total = 1316 sq ft / 122.2 sq m  
 For identification only - Not to scale



**Tower Road South, Bristol, BS30**

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as 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 haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

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Get in touch to arrange a viewing!

Like what you see?



**117 Tower Road South, Warmley, Bristol, BS30 8BT**

**£340,000**





Council Tax Band: C | Property Tenure: Freehold

**NO CHAIN! LOTS OF POTENTIAL!** Located on Tower Road South in the charming area of Warmley, Bristol, this semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests. The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout attributes of this property is the generous parking capacity, which is a rare find in this area. Additionally, a good-sized garage provides further storage options or the potential for a workshop. The location is particularly advantageous, being in close proximity to local amenities including Jubilee Park making daily errands and leisure activities easily accessible. The spacious accommodation within the house allows for a variety of layout possibilities, offering lots of potential for personalisation and enhancement to suit your lifestyle. This property is not just a house; it is a canvas waiting for your personal touch. Whether you are looking to create a family home or an investment opportunity, this semi-detached residence on Tower Road South is certainly worth considering.



**Entrance Porch**

Double glazed door and window to front, door and window to hall.

**Entrance Hall**

13'7" x 9'6" (4.14m x 2.90m)  
Radiator, stairs to first floor landing, L shape, door and window to porch, under stairs storage cupboard ( with light, gas combi boiler and fuse board).

**Bathroom**

6'10" x 5'8" (2.08m x 1.73m)  
Double glazed window to front, heated towel rail, W.C, wash hand basin, tiled effect flooring, enclosed bath with shower over, extractor fan, shower screen, part tiled walls.

**Bedroom One**

13'1" max x 12'9" max (3.99m max x 3.89m max)  
Double glazed window to the front, radiator.

**Lounge/Diner**

17'4" max x 12'0" max (5.28m max x 3.66m max)  
Double glazed window to the rear, radiator, fire surround, serving hatch.

**Kitchen**

12'0" max x 10'0" max (3.66m max x 3.05m max)  
Double glazed windows to side and rear, radiator, breakfast bar, wall and base units, worktop, tiled splashback, double glazed door to rear porch, 1 1/2 bowl sink/drain, space for fridge/freezer, space for washing machine, cooker hood, space for electric cooker.

**Rear Porch**

Double glazed windows, double glazed door to rear garden.

**First Floor Landing**

7'6" x 3'11" (2.29m x 1.19m )  
Double glazed window to the front, two access doors to eaves storage.

**Bedroom Two**

14'8" max x 12'6" max (4.47m max x 3.81m max)  
Double glazed window to the rear, radiator, loft access, two access doors to eaves storage.

**Bedroom Three**

17'2" max x 9'11" max (5.23m max x 3.02m max)  
Double glazed window to the front, radiator, loft access (ladder, part boarded and light), two storage cupboards.

**Front**

Tree, outside tap.

**Driveway**

Driveway parking for several cars.

**Garage**

23'11" x 9'10" (7.29m x 3.00m)  
Up and over door to front, power and light, fuse board, window to side.

**Rear Garden**

Trees, lawn area, store cupboard, shed, greenhouse, vendor advised the boundary is to the stream.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

