

# annejames

Experts in property since 1991



**£360,000**

**5 Warwick Close Willsbridge Bristol BS30 6UW**

**\*DETACHED BUNGALOW\***

**\*NO CHAIN\***

**\*WELL EQUIPPED KITCHEN\***

**\*CONSERVATORY\***

**\*ATTRACTIVE GARDENS\***

**\*ATTACHED GARAGE\***



**Zoopla.co.uk**



**PrimeLocation.com**

**89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF**

**Tel: 0117 9328611**

**[www.annejames.co.uk](http://www.annejames.co.uk)**





The accommodation comprises more fully as follows: - (all measurements are approximate)

### **Entrance**

uPVC half glazed front door leading to the entrance hallway.

### **Entrance Hallway**

Laminate flooring, single radiator, wood coving, dado rail. Cupboard housing combination boiler, doors leading to the bedroom, bathroom and lounge.

### **Bedroom One** 9' 8" x 11' 1" (2.94m x 3.38m)

uPVC double glazed bow window to the front, single radiator, cove ceiling.

### **Bedroom Two** 8' 8" x 9' 11" (2.63m x 3.03m)

uPVC double glazed window to the front, single radiator, cove ceiling.

### **Bathroom**

uPVC double glazed obscure window to the side, white suite comprising single panel bath with shower over and glass screen, low level WC, wash hand basin with storage under, fully tiled walls, single radiator.

### **Lounge** 12' 8" x 13' 0" (3.86m x 3.96m)

Double glazed patio doors leading to the conservatory, feature fireplace with gas fire, double radiator, TV aerial point, dado rail and cove ceiling.

### **Kitchen** 8' 4" x 12' 10" (2.55m x 3.90m)

uPVC double glazed window to the rear and half glass door. Range of cream wall and base units with square edge worksurfaces and upstands, Bosch ceramic hob and extractor, "Neff" oven, integrated dishwasher and washing machine, space for a fridge freezer, double radiator, laminate flooring, cove ceiling.

### **Conservatory** 8' 10" x 10' 10" (2.68m x 3.31m)

uPVC double glazed construction on a dwarf wall. French doors opening onto the garden, glass roof.

### **Garage**

With up and over door, power and light, uPVC double glazed window, door leading to the rear garden.

### **Front Garden**

Enclosed garden with shingle area, gated driveway leading to the garage, gated access to the side of property leading to the rear garden.

### **Rear Garden**

Shrub borders, lawn and patio area. Enclosed by wood lap fencing, gate giving side access, outside tap, courtesy door to the garage.

### **Tenure**

Freehold

### **Local Authority**

South Gloucestershire

### **Council Tax Band**

Band D

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

## Energy performance certificate (EPC)

5 Warwick Close  
Willsbridge  
BRISTOL  
BS30 6UW

Energy rating

**D**

Valid until:

3 July 2033

Certificate number: 2610-3028-4206-8737-2200

Property type

Detached bungalow

Total floor area

56 square metres

### Rules on letting this property

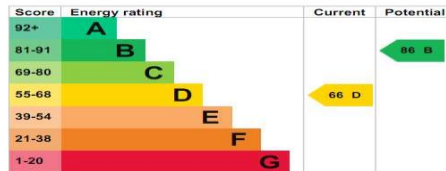
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60