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2 Warwick Avenue, Bristol, BS5 0YD

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Offers Over £390,000

A Beautiful Period Home with an Oasis of a Garden Chain free and filled with warmth, character and charm, this beautifully presented period terrace is one of those homes that feels special from the moment you step inside. Lovingly maintained throughout, it retains many of the features that make period properties so appealing, including original-style fireplaces and wood flooring, while offering a wonderfully comfortable and inviting feel. The spacious accommodation includes two welcoming reception rooms, with one enjoying a lovely outlook over the garden. A charming understairs seating area creates a cosy little nook, leading through to the delightful cottage-style kitchen. Upstairs, there are two bright double bedrooms, a generous family bathroom and the unexpected bonus of a useful storage room. Outside, the garden feels like a little world of its own. Beautifully established and filled with greenery, it is peaceful, private and alive with visiting wildlife. There are two useful storage sheds, plenty of space to sit and entertain, and a wonderful sense of seclusion, with the property not overlooked to either the front or rear. All this is sitting within St Werburghs nursery and primary school catchment and boasting on street parking. A home full of warmth, character and little touches of magic, with a garden that feels like your own private haven. A truly lovely home that needs to be experienced to appreciate quite how special it feels.

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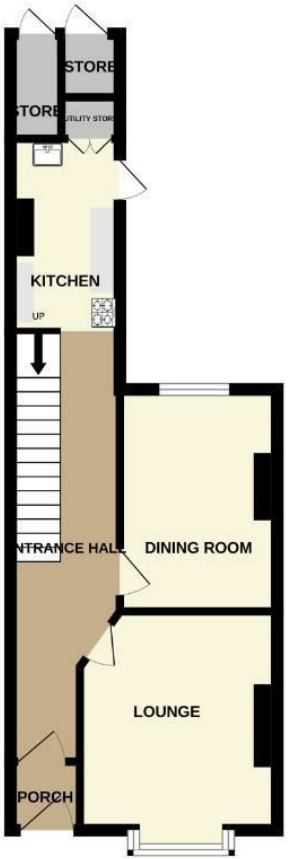
GROUND FLOOR



1ST FLOOR

2 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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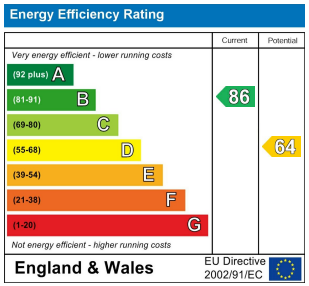
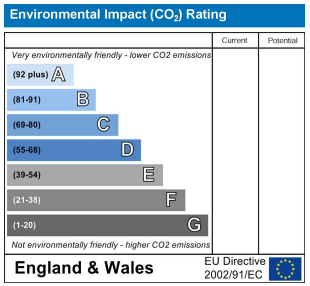




Front Door
Green front garden with hedge for privacy, wood door opening into

Entrance Hall
Internal porch with door into generous hallway, wood flooring flowing into reception rooms, understairs storage or seating area, wall mounted meters, doors into..

Lounge
16'10" x 12'8"
Double glazed bay window to front, fireplace housing wood burner, radiator, original ceiling coving and picture rail

Dining Room
13'1" x 9'11"
Original sash window to rear, cast iron open fireplace with tiled hearth and wood mantelpiece, radiator

Kitchen
13'9" x 7'1"
Sash window to side, door to rear garden, storage to chimney alcove, breakfast bar and shelving, wood work surface over storage unit with space for fridge beside cooker space, stainless steel sink and drainer with splash backs and storage beneath, double wood doors opening into

Utility Store
Handy storage pantry cupboard with plumbing and space for washing machine with window to side

Stairs
Exposed wood and painted staircase leading to generous first floor landing, step up to space for storage furniture and doors to..

Bathroom
10'4" x 7'1"
Three piece white suite comprising roll top bath with shower over, sink and wc, airing cupboard with shelving housing boiler, sash window to rear overlooking the garden, painted wood flooring

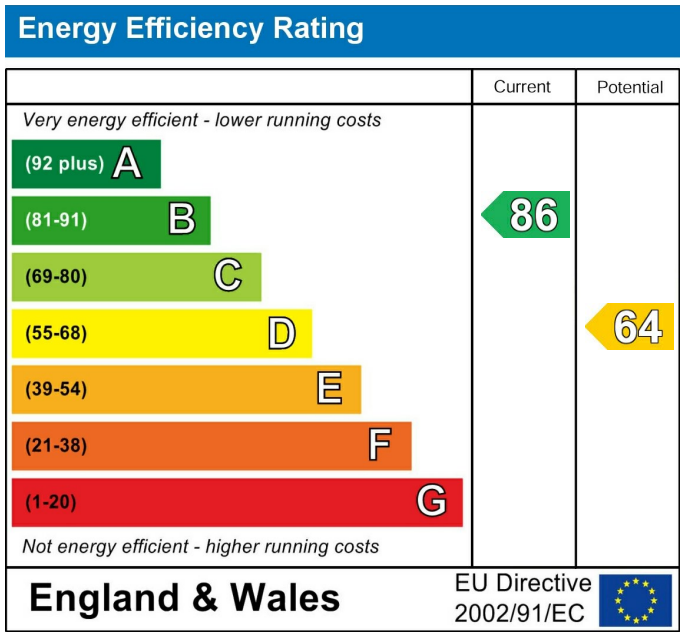
Storage Room
Handy little storage room with window to side

Bedroom One
17'0" x 13'7"
Double glazed window to front, radiator, painted wood flooring

Bedroom Two
14'9" x 9'11"
Sash window to rear, radiator, built in wardrobe, tiled hearth

Garden
Seating area beside house leading to raised green area covered by mature trees and plants, doors to..

Storage
Two storage cupboards, ideal for bike storage



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.