



Corner House, Bristol Road, Langford, BS40 5JE  
**£395,000 Freehold**





- Still registered as commercial use
- Enormous potential
- Former day nursery
- Detached property
- Three bedrooms
- Three large reception areas
- Upstairs family bathroom
- Ensuite to main bedroom
- Two downstairs wc facilities
- No chain

A three bedroom detached property **currently classed as a commercial property** as until very recently it was a children`s nursery. The property could be bought as an ongoing business premises or **with change of use via the local planning department** this really could be an exciting oppurtunity to compleety transorm this space into a wonderful, spacious home subject to planning permission. But a fabulous blank canvass!

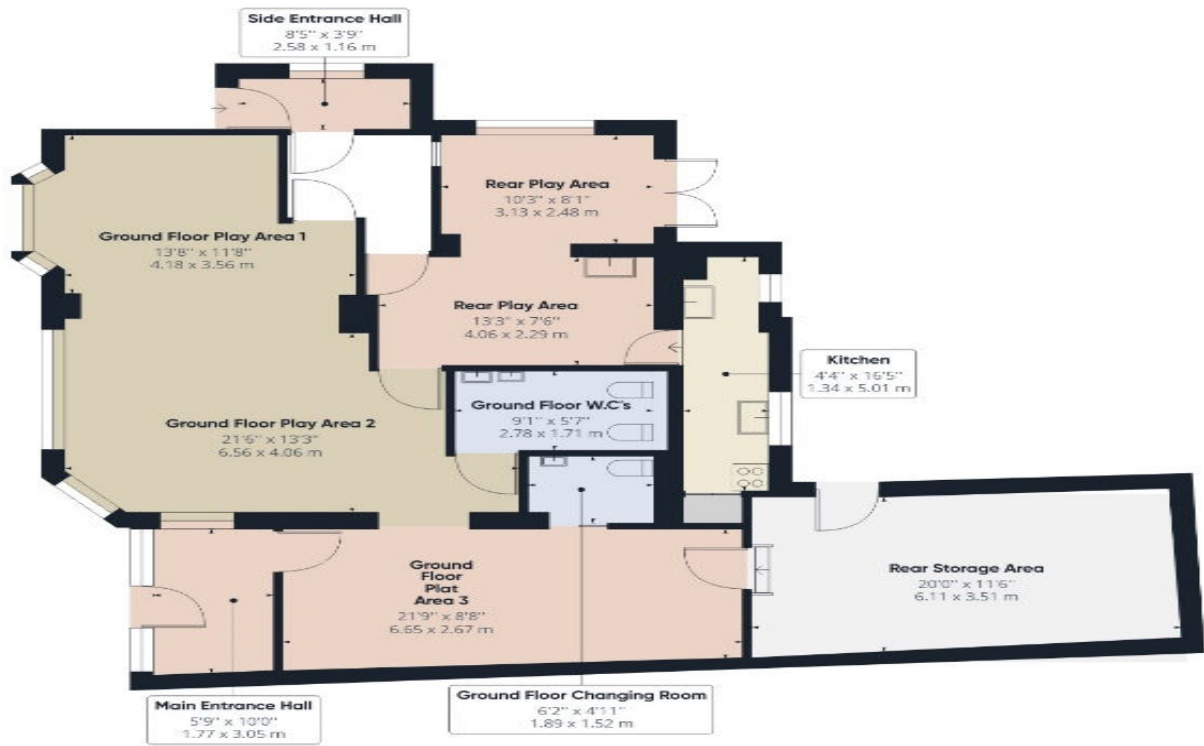




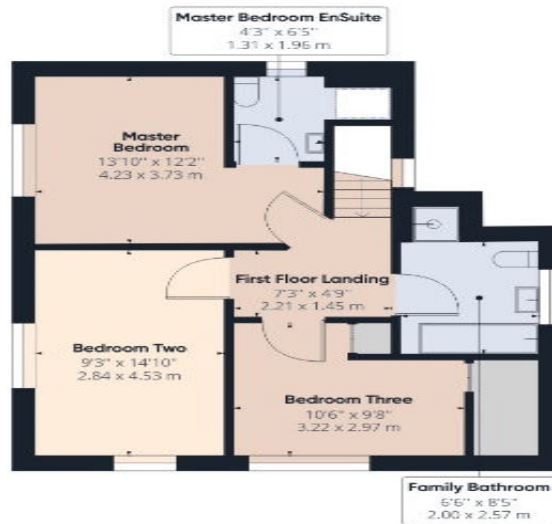


This detached 1930's building is currently set up as a children's day nursery. The property is still classed as a commercial unit and currently would not be suitable for a residential mortgage. This can be changed by getting a change of use via the local planning department enabling it to be changed back to residential use as it originally would have been. The property has front and rear gardens and is located on a bold corner plot. The entrance is to the front through a double glazed door which leads into a spacious lobby which in turn leads into a sizeable room with two Velux windows filling this room with natural light. From this room there is a sliding door to the downstairs cloakroom. To the rear of this room there is a door to an outside store room which has access to the rear garden. The main room is very spacious with three large windows overlooking the front garden. This room would make an ideal main lounge/diner being so spacious and light. From this room there is a door to another downstairs wc facility which has two junior wc's and two wash hand basins. From the main reception room there is a door to two open plan rooms to the rear which would make a wonderful kitchen/diner. This room has access to the rear garden via double glazed French doors and has a window to the side. From this room there is a door to a galley kitchen which could make a wonderful utility room and currently has storage cupboards and ample work surface, double bowl stainless steel sink, a four ring electric hob and a double oven. There is space and plumbing for a dishwasher, space for an upright fridge/freezer and a separate wash hand basin. From the main reception space there is a door to an inner lobby with stairs to the first floor. Upstairs there are three bedrooms, one with bedrooms has a door to an ensuite wc and wash hand basin and a former shower cubicle which currently has a washing machine and tumble dryer in the recess. There is a further bathroom off the spacious landing which has a three piece suite with vanity storage and a separate shower cubicle. Outside there is a rubber barked rear garden and a lawned front garden with patio areas and mature shrubs and plants. EPC RATING E





**Ground Floor Building 1**



**Floor 1 Building 1**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		