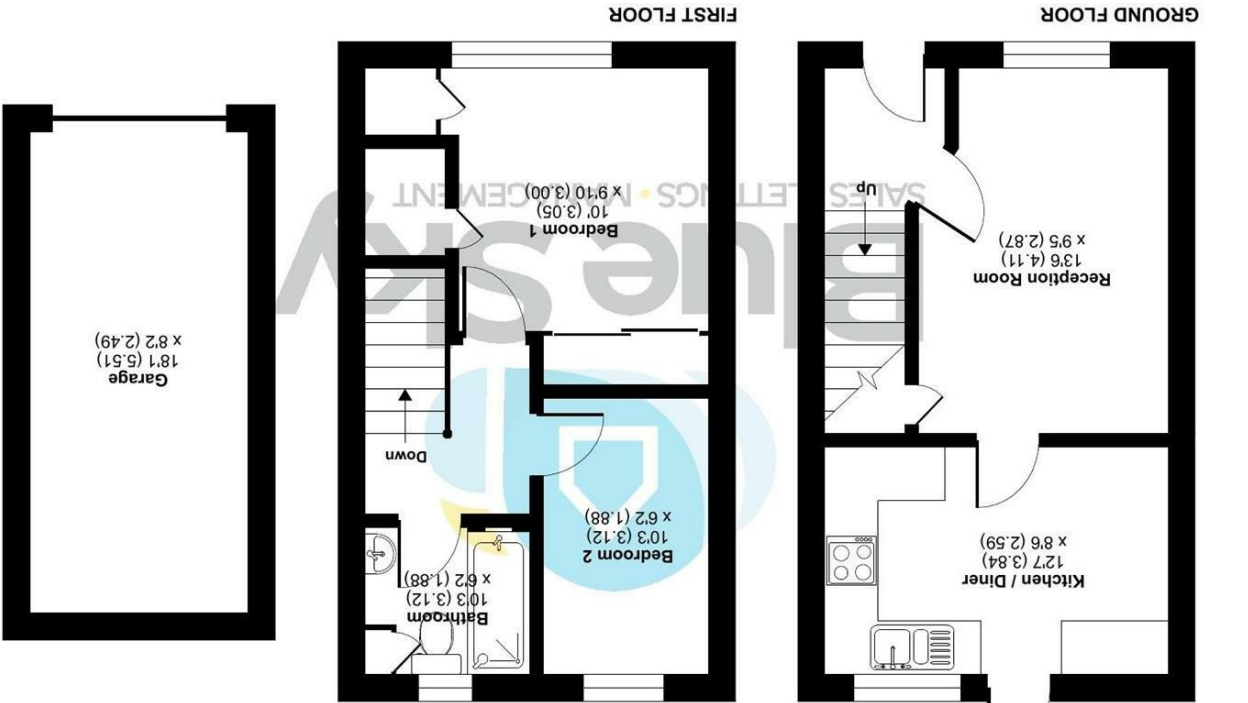




Harolds Way, Bristol, BS15

Approximate Area = 580 sq ft / 53.9 sq m
Garage = 147 sq ft / 13.7 sq m
Total = 727 sq ft / 67.6 sq m
For identification only - Not to scale



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/drainage down, 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

Don't forget to register and stay ahead of the crowd.

 www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at;

 28 Ellacombe Road, Bristol, BS30 9BA

 info@bluesky-property.co.uk

 T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: B | Property Tenure: Freehold

THIS ABSOLUTELY GORGEOUS HOME WILL BLOW YOUR SOCKS OFF! Located towards the end of a leafy cul-de-sac in Hanham overlooking Magpie Bottom Nature Reserve (which in turn leads to Avon Valley and beautiful river sidewalks) you could be mistaken for feeling as though you lived in the country, but the property is only a stone's throw from Hanham High Street with all its shop's cafes, pubs, and restaurants. From here there are great bus links to both Bristol and Bath, as well as easy access to the A4174 Ring Road leading to Bath, Bristol, and the M4/M5 Motorway Networks. But it's not just the location that will have you smiling from ear to ear, because this mid-terrace home is stunning and has everything you could ask for. There's a canopy porch with built in storage cupboard to keep all your recycling out of site, an entrance hall with stairs to the landing, with two bedrooms and a beautiful bathroom. Downstairs the lounge looks out to the front while the kitchen/diner leads to the landscaped tiered rear garden, with feature lighting, seating area and benefits from private gated pedestrian rear access. Close to the property, you'll find the generous single garage with light, power and electric roller door, as well as driveway parking for two vehicles. There are so many little features throughout the property that make this home a cut above the rest, its sure to prove popular, so book your viewing today!



Entrance Hall

Double glazed door to front, fuse board, spotlights, radiator, tiled flooring, stairs to first floor landing.

Lounge

13'6 x 9'5 (4.11m x 2.87m)
Double glazed window to front, radiator, wood effect flooring, under stairs storage cupboard with light and power socket.

Kitchen/Diner

12'7 x 8'6 (3.84m x 2.59m)
Double glazed door and window to rear, radiator, tile flooring, tiled splash backs, wall and base units with worktops over, one and a half bowl sink and drainer, AEG electric hob, AEG electric double oven, AEG cooker hood, space for washing machine, extractor fan, space for fridge/freezer, shelves.

First Floor Landing

Radiator, spotlights, loft hatch to part boarded loft with drop down ladder and light, air vent.

Bedroom One

10' x 9'10 (3.05m x 3.00m)
Double glazed window to front, built-in wardrobe with sliding doors, radiator, storage cupboard with light, over stairs storage cupboard housing gas combination boiler.

Bedroom Two

10'3 x 6'2 (3.12m x 1.88m)
Double glazed window to rear, radiator, built in desk and wall storage.

Bathroom

10'3 x 6'2 (3.12m x 1.88m)
Double glazed window to rear, spotlights, bathroom cabinet, mirror with storage and blue

tooth speaker, W.C, wood effect flooring, vanity wash hand basin, enclosed bath with shower over, shower screen, tiled walls, heated towel rail.

Front Garden

Laid to lawn, gravel area, shrubs, steps to front door, outside store (with gas meter and outside tap), canopy over front door, electric meter.

Rear Garden

Enclosed garden, outside power, outside tap, shed, steps up to decking area, steps up to lawn area, outside lights, rear boarder of plants and shrubs, rear gate leading to pedestrian lane leading to garage, Acers.

Garage

18'1 x 8'2 (5.51m x 2.49m)
Electric roller door, light and power, ladder to eaves storage.

Driveway Parking

Driveway parking for two vehicles in front of garage.

Agent Note

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

