

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

www.bluesky-property.co.uk

See all of our amazing properties

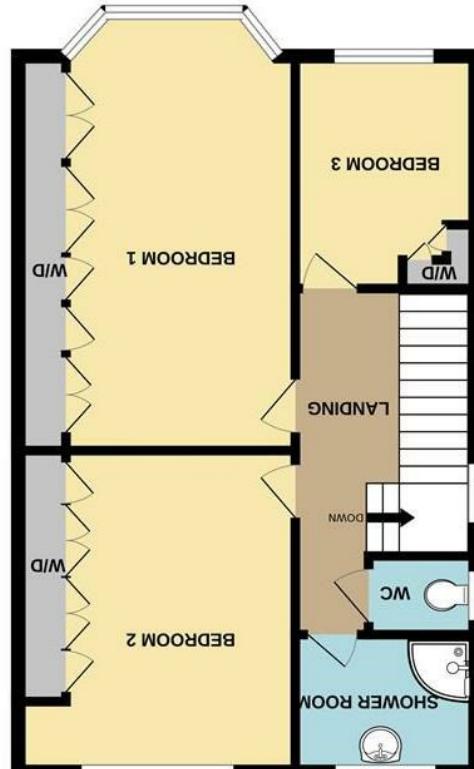
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

Get in touch to arrange a viewing!

Like what you see?

The logo for Blue Sky, featuring the word "Blue" in a blue sans-serif font above the word "Sky" in a larger, white, rounded sans-serif font. Below the text is a stylized graphic of three overlapping semi-circles in blue, white, and yellow, containing a white shield icon.



1ST FLOOR



GROUND FLOOR



Blue Sky

SALES • LETTINGS • MANAGEMENT

17 Samuel White Road, Hanham, Bristol, BS15 3LY
Offers In Excess Of £425,000



Council Tax Band: D | Property Tenure: Freehold

NO CHAIN!! Blue Sky are proud to offer for sale this semi detached family home located on Samuel White Road in the ever popular area of Hanham. The property is ideally located close to the local schools, amenities, ring road connections and river walks. This home has been well maintained by the current owner and if offered for sale with no onward chain, call today to arrange your viewing! The accommodation comprises: entrance porch, hall, cloakroom, lounge, dining room, kitchen/breakfast room, conservatory and rear porch to the ground floor. On the first floor can be found three good size bedrooms, WC and the bathroom. Externally the property boasts a good size rear garden, garage to side and driveway parking to front. Make sure this home is top of your to view list! Call today!



Entrance Porch

3'6" x 6'2" (1.07m x 1.88m)

Patio door to front, windows to side and front, tiled flooring.

Entrance Hall

14'3" n/t 3'7" x 8'0" n/t 6'2" (4.34m n/t 1.09m x 2.44m n/t 1.88m)

Double glazed door and windows to front, stairs to first floor landing, circular windows to side, radiator, window to lounge, two under stairs storage cupboards (one cupboard housing fuse board with automatic light).

Lounge

15'1" into bay x 12'5" max (4.85m into bay x 3.78m max) Double glazed bay window to front, radiator, window to hallway, opening to dining room, electric fire and surround.

Cloakroom

4'1" x 2'6" max (1.24m x 0.76m max)

Double glazed window to side, part tiled walls, W.C. wash hand basin with vanity.

Kitchen/Diner

15'4" max x 9'1" n/t 8'0" (4.67m max x 2.77m n/t 2.44m)

Double glazed window to side, double glazed window to conservatory, radiator, wall and base units with worktops over, tiled splash backs, sink and drainer, cooker hood, electric hob, double oven.

Dining Room

13'4" max x 10'6" (4.06m max x 3.20m)

Double glazed patio door to rear, radiator.

Conservatory

9'4" x 8'2" (2.84m x 2.49m)

Double glazed window to kitchen, double glazed door and bi-folding door to rear garden, radiator, double glazed windows.

Rear Porch

3'6" x 5'9" (1.07m x 1.75m)

Double glazed windows to rear and side, double glazed French doors to rear, tiled flooring, storage cupboard with plumbing for washing machine.

First Floor Landing

11'9" max x 7'5" n/t 2'9" (3.58m max x 2.26m n/t 0.84m) Loft (drop down ladder, light, part boarded), double glazed window to side.

Bedroom One

16'0" into bay x 11'3" (4.88m into bay x 3.43m) Double glazed bay window to front, radiator, fitted wardrobes, over head storage, base storage, dressing table.

Bedroom Two

13'0" x 11'2" (3.96m x 3.40m)

Double glazed window to rear, radiator, gas combi boiler in wardrobe, fitted wardrobes and drawers.

Bedroom Three

9'5" x 7'5" (2.87m x 2.26m)

Double glazed window to front, radiator, fitted wardrobes, drawers and desk.

Shower Room

5'7" x 7'5" (1.70m x 2.26m)

Double glazed window to rear, radiator, wash hand basin with vanity, shower cubicle, part tiled walls.

W.C

4'4" x 3'2" (1.32m x 0.97m)

Double glazed window to side, W.C.

Driveway/Front

Shrubs to side, parking for several cars.

Rear Garden

Side gate, patio area, lawn area, shrubs and plants, shed, outside tap, greenhouse, rear patio, pergola.

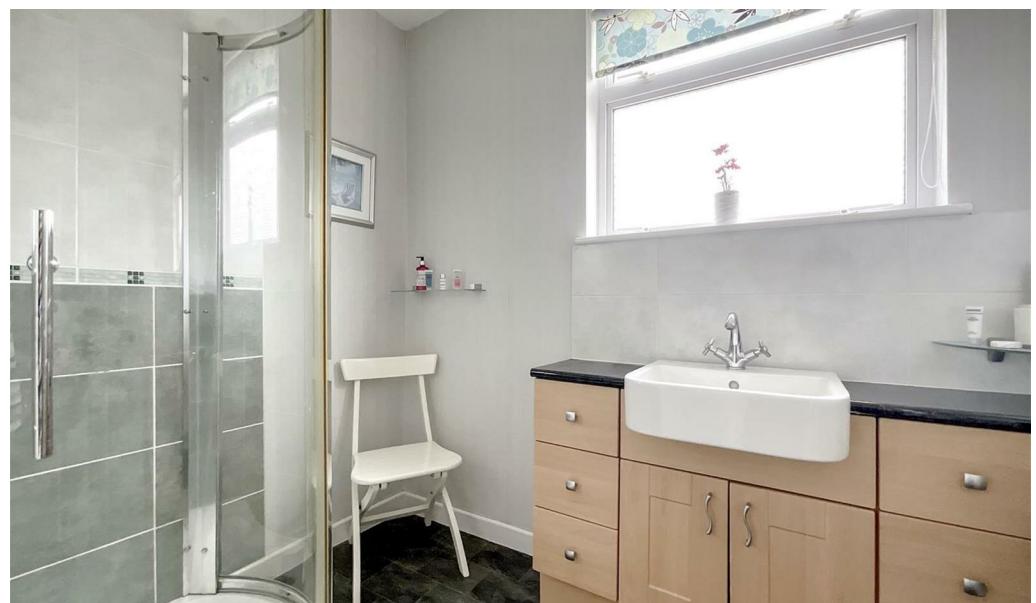
Garage

15'4" x 8'4" (4.67m x 2.54m)

Electric roller door, window to rear, power and light, eaves storage, fuse board.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | 65 |
| (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 | |



The Property
Ombudsman



arla propertymark
PROTECTED



naea propertymark
PROTECTED