



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: C | Property Tenure: Freehold

Welcome Home! This charming, four bedroom, family home is tucked away within ever the popular area of Willsbridge. Having been lovingly owned, this property is sure to prove popular. Perfect for those looking for ease of access to local amenities, school runs, transport links, recreational and green spaces, including historic Willsbridge Mill Nature Reserve. Nearby Avon Valley Railway offers events and experiences. On entering this delightful home, an inviting hallway leads to a generous kitchen/dining room, providing the perfect place in which to create and to enjoy those culinary delights. A lovely lounge located to the rear provides access with views to the charming, low maintenance garden. A convenient downstairs cloakroom as well as the main bathroom is a further plus point here. Having four bedrooms and plenty of storage space all adds to this property's appeal. Parking is not a problem by way of permit allocated parking. A fantastic opportunity not to be missed!



Hallway
9'10 x 8'9 (3.00m x 2.67m)
Obscured double glazed panelled door to front with canopy over, dado rail, stairs rising to first floor with storage space underneath, radiator.

Cloakroom
Obscure double glazed window to front, W.C., vanity wash hand basin.

Lounge
18' x 12'4 (5.49m x 3.76m)
Double glazed patio doors to rear and double glazed full length window with bottom obscure glazed panel, dado rail, generous storage cupboard, TV point, covered radiator.

Kitchen/Diner
12'8 x 11'2 (3.86m x 3.40m)
Double glazed window to front, fitted kitchen units with worktop over, tiled flooring, dado rail, space and plumbing for washing machine, one and a half bowl sink, space for fridge / freezer, range cooker (included in sale), extractor hood, radiator.

First Floor Landing
landing with a half turn landing, doors to all rooms, loft access, airing cupboard housing gas combination boiler.

Bedroom One
14'8 max x 11' (4.47m max x 3.35m)
Double glazed window to rear.

Bedroom Two
10'10 x 11' into recess (3.30m x 3.35m into recess)
Double glazed window to front.

Bedroom Three
12'7 x 6'9 (3.84m x 2.06m)
Double glazed, full length window with obscured glazed bottom panel.

Bedroom Four
9'4 x 6'7 (2.84m x 2.01m)
Double glazed window to rear.

Bathroom
Obscure double glazed window to front, panelled bath with shower and mixer tap over, vanity wash hand basin, W.C, heated towel rail.

Front
Canopy over front door, courtesy light, storage cupboard housing fuse box and consumer unit, path leading to front door.

Rear Garden
Fully enclosed by way of boundary fencing, mainly laid to decking with shrubs, flower borders and tree.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales		
EU Directive 2002/91/EC		

