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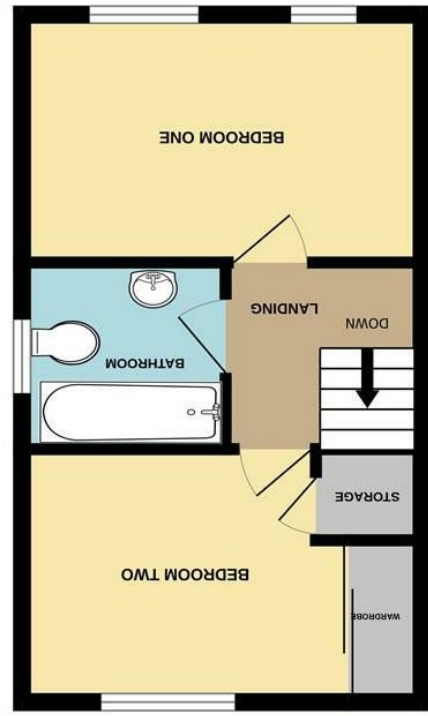
28 Ellacombe Road, Bristol, BS30 9BA

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**Get in touch to arrange a viewing!**

**Like what you see?**



1ST FLOOR



GROUND FLOOR

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**66 Bickford Close, Barrs Court, Bristol, BS30 8SG**  
**Offers In Excess Of £270,000**





Council Tax Band: B | Property Tenure: Freehold

**NEVER GET CAUGHT SHORT - THIS PROPERTY BOASTS 2 BATHROOMS!** Tucked away from the world, this delightful end of terrace home is located in a small cluster of similar houses overlooking a tree lined green. Built in the late 1980s, it offers a perfect blend of comfort and style and is accessed via a footpath at the end of the cul de sac. You'll love its unique aspect and privacy its location affords. Upon entering, leading off the hallway, you are greeted by a bright and airy reception room, ideal for relaxing or entertaining guests. The property boasts two bathrooms, meaning mornings will be a breeze for everyone, and two well-proportioned bedrooms, provide ample space for a small family or guests. But one of the standout features of this property is the parking provision with driveway and a garage, ensuring convenience when arriving home at the end of a long day. Located in a vibrant neighbourhood in Bristol, this house provides easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a blend of suburban tranquillity and urban convenience. Don't miss the opportunity to make this lovely property your new home, with no onward chain you could be in for Christmas!



**Canopied Porch**

Canopied porch with external cupboard housing combi boiler, meters and fuse board, outside tap.

**Hallway**

3" x 8'7" (0.91m x 2.62m)

Double glazed door with obscure glass panel to front, radiator, recessed storage cupboard.

**W.C.**

2'6" x 5'10" (0.76m x 1.78m)

Radiator, storage cupboard with inset wash hand basin, mirror, W.C.

**Kitchen**

6'6" x 8'1" (1.98m x 2.46m)

Double glazed window to front, range of wall and base units with worktops over, tiling to walls, inset 1 and 1/2 bowl sink and drainer unit with mixer tap, freestanding electric cooker, recess for tall fridge/freezer, recess and plumbing for washing machine.

**Lounge/Diner**

12'11" x 14'11" (3.94m x 4.55m)

Double glazed window to rear, further double glazed obscure window to side, double glazed French doors to garden, radiator, feature fireplace (no fire), stairs to first floor.

**Landing**

6'4" x 6'4" (1.93m x 1.93m)

**Bedroom One**

12'9" x 8'0" (3.89m x 2.44m)

2 Double glazed windows to front, radiator.

**Bedroom Two**

10'5" x 7'4" to wardrobe (3.18m x 2.24m to wardrobe)

Double glazed window to rear, radiator, recessed wardrobe with sliding doors, storage cupboard over stair recess.

**Bathroom**

6'1" x 7'4" (1.85m x 2.24m)

Double glazed obscure window to side, tiling to walls, loft hatch, shaving point, panelled bath with shower over, pedestal wash hand basin, W.C.

**Front Garden**

Mainly laid to lawn with paved footpath to front garden.

**Rear Garden**

Enclosed by fencing, mainly laid to stone chippings with decked seating area, security light and canopy to rear.

**Garage**

Single garage in a block of 2 at the entrance to the walkway leading to the property, up and over door.

**Parking**

Driveway parking for 1 car to the front of the garage.

**Residents Green**

The property is situated in the far corner of a cluster of similar houses over looking a pleasant tree lined green and is accessed via a footpath from the end of the cul-de-sac.

