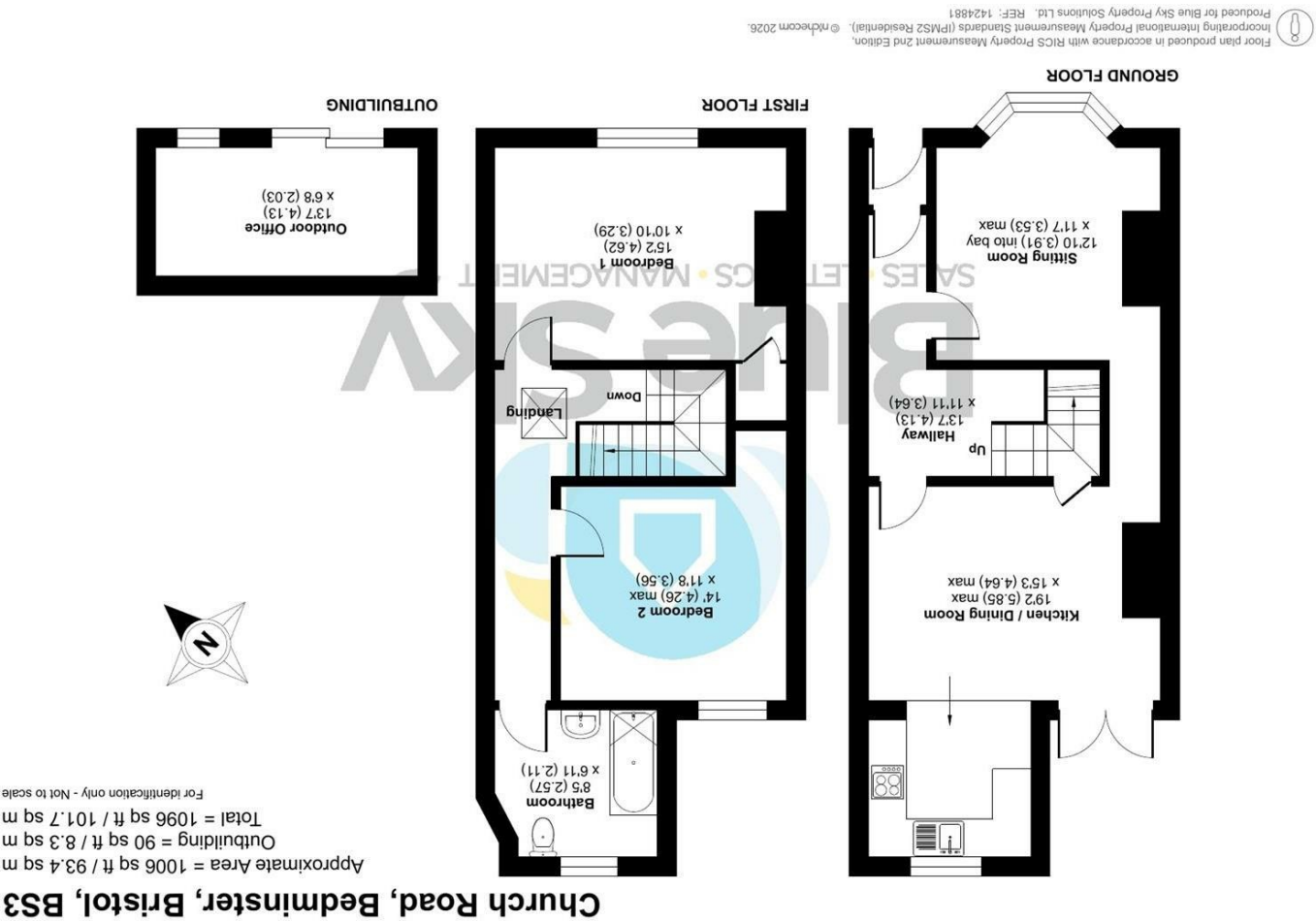




Like what you see?
Get in touch to arrange a viewing!
t: 0117 9328165
info@bluesky-property.co.uk
28 Ellacombe Road, Bristol, BS30 9BA
www.bluesky-property.co.uk
Don't forget to register and stay ahead of the crowd.

The Important Bit!
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. 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.





Council Tax Band: B | Property Tenure: Freehold

Character meets contemporary! This stunning home blends character and charm and is sure to create lots of interest. Tucked away, within vibrant and bohemian Bedminster, and yet within excellent proximity to shops as well as green spaces & Bedminster Train Station, this home is the perfect choice. If you are looking to work from home, or have an outside space in which to relax, create music or as a storage space, then a versatile cabin with light and power is in place ready for you to use. High ceilings, wood flooring and ceiling roses are just some of the features which set this property apart. A cosy and bright lounge to the front provides a welcoming retreat at the end of the day. A generous dining space leads onto the attractive kitchen area, complete with Belfast sink and integral dishwasher. To the first floor can be found two generous bedrooms, plus the family bathroom. An enclosed rear garden gives plenty of opportunity to enjoy whether entertaining or unwinding. A low maintenance front garden gives plenty of kerb appeal. Do not delay on arranging your appointment to view this wonderful home!



Entrance Porch

Timber and glazed door to front with obscured glazed panel over, tiled flooring, timber door with obscured glazed panel to hallway.

Hallway

Door to sitting room and dining area / kitchen area, wood flooring, stairs to first floor, fuse box and consumer unit, covered radiator.

Sitting Room

Double glazed bay window to front, feature brick chimney breast with wood burner inset, set upon a hearth, wooden floorboards, arch through to dining area.

Kitchen / Dining Area

Double glazed French doors to rear, wooden floor boards, under stairs storage cupboard, fireplace (capped) with feature brick surround, open to kitchen area and storage area, arch through from sitting room, radiator.

Kitchen Area

Double glazed window to rear, a range of wall and base units with worktops over, Belfast sink with mixer taps and grooved drainer into worktop, space for fridge / freezer, gas hob and oven with extractor over, wall mounted cupboard housing boiler, integrated slim line dish washer, part tiled walls,

First Floor Landing

With a half landing, double glazed skylight, door to all rooms.

Bedroom One

Double glazed window to front, hanging rail to alcove, cupboard housing water tank, radiator,

Bedroom Two

Double glazed window to rear, shelving and hanging rail to alcove, open cupboard with hanging rail and loft access, slatted shelving and plumbing (currently used to house washer / dryer), radiator.

Bathroom

Obscure double glazed window to rear, part panelled walls, panelled bath with shower over and mixer taps and shower screen, wash hand basin with mixer taps, W.C., ladder style radiator,

Front Garden

Gated access, steps to front, paved area and wall, curtesy lighting.

Rear Garden

Fully enclosed by way of wall and boundary fencing, patio area, French drains, power, outside tap, palm tree, raised bed laid to decorative slate, access to cabin.

Outside Cabin

Double glazed patio doors and window, power and light, currently used as a studio and workshop.

Agents Note

There is Permit parking on the street.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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	

