

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
approximately 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
specified in the negotiations. We haven't tested any of the
services, appliances, equipment or fixtures or fittings listed,
prior to exchange of contracts. Please also be aware that
prior to satisfy yourself as to their working order and condition,
you need to come through us for a formal offer.
expresses an interest in this property or makes a formal offer,
intending purchasers will be asked to provide proof of
their ability to fund the purchase and provide a formal offer
comply with money laundering regulations and we ask
for your co-operation in order to avoid delay in agreeing
the sale.

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

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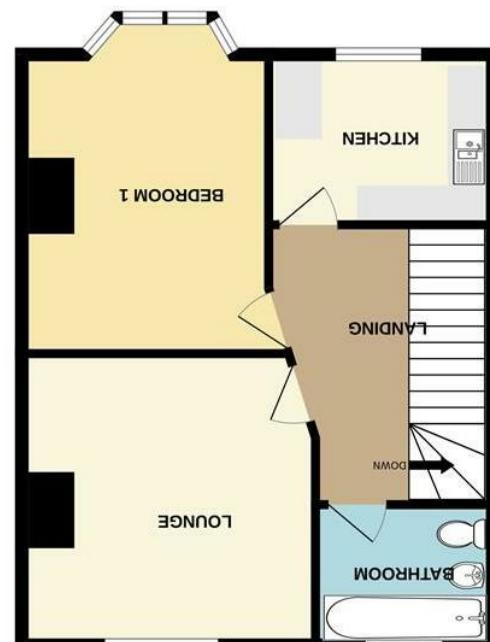
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

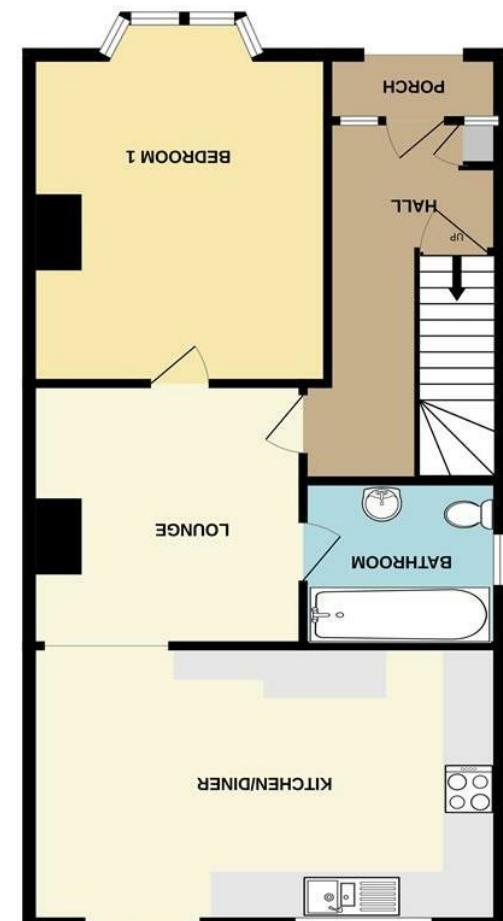
0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR





Council Tax Band: A | Property Tenure: Freehold

NO CHAIN!! FANTASTIC OPPORTUNITY!! This former three bedroom semi-detached property is currently converted into two flats but offers any buyer the opportunity to create a truly impressive family home! Located on Grange Avenue in the popular area of Hanham with many amenities close by, local schools and offering great access to ring road connections, perfect location! The accommodation comprises: entrance hall with doors to the ground floor flat and first floor flat. The ground floor flat offers a lounge, bedroom, bathroom and extended kitchen/diner with access to the fantastic size rear garden. The first floor flat boasts a bedroom, lounge, kitchen and bathroom. Externally you will find driveway parking to front. Perfect project, don't miss out! Call today to arrange your viewing!



Entrance Hall

13'5"max x 5'7" max (4.09mmax x 1.70m max)
Door and windows to front, L shaped, base cupboard, wall cupboard housing fuse boards for both flats, radiator, doors to ground floor and first floor flats.

Ground Floor Flat Entrance/Lounge

11'10" x 11'4" max (3.61m x 3.45m max)
Door to entrance of ground floor flat/lounge, radiator, floorboards, electric fire with surround.

Ground Floor Flat Kitchen/Diner

12'0" max x 16'9" max (3.66m max x 5.11m max)
Double glazed French door to rear, double glazed window to rear, wall and base units, sink with drainer, worktops, cooker hood, breakfast bar, space for dishwasher, space for fridge/freezer, space for washing machine, wall mounted gas combi boiler, radiator, spotlights, tiled flooring, loft, space for cooker.

Ground Floor Flat Bedroom

14'4" into bay x 12' 10" max (4.37m into bay x 3.66m 3.05m max)
Double glazed bay window to front, radiator, floorboards.

Ground Floor Flat Bathroom

7'1" x 8'6" (2.16m x 2.59m)
Double glazed window to side, enclosed bath with shower over, shower screen, wash hand basin, W.C, tiled walls, tiled flooring, extractor fan, radiator, spotlights.

Rear Garden

Accessed via side access and also from the ground floor flat. Enclosed, raised patio, steps down to other patio, pathway to two outbuildings, outside tap, gated side access, steps down to lawn area, shrubs.

First Floor Flat Entrance

Door and window to stairs leading to first floor flat landing.

First Floor Flat Landing

8'0" x 7'7" max (2.44m x 2.31m max)
Stairs down to hall and front door, loft hatch.

First Floor Flat Lounge

11'11" x 12' 7" max (3.63m x 3.66m 2.13m max)
Double glazed window to rear, picture rail, gas fire and surround (disconnected), radiator.

First Floor Flat Kitchen

8'7" x 7'4" (2.62m x 2.24m)
Double glazed window to front, wall and base units, worktops, tiled splashbacks, 1 1/2 bowl sink with drainer, wall mounted combi boiler, space for electric cooker, space for fridge, space for washing machine, radiator.

First Floor Flat Bedroom

14'5" into bay x 11'2" max (4.39m into bay x 3.40m max)
Double glazed bay window to front, picture rail, radiator.

First Floor Flat Bathroom

6'8" x 6'1" (2.03m x 1.85m)
Double glazed window to rear, enclosed bath with shower head off taps, shower screen, wash hand basin, W.C, radiator, part tiled walls, extractor fan

Front Garden/Driveway

Enclosed by wall, shrub, patio and gravel, parking, gated side access, gas and electric meters for both flats to side of property.

Agents Note

Please be advised the vendor is currently registering this home with land registry as a freehold property. The property is currently converted into two 1 bedroom flats. We advise buyers who are buying with a mortgage to check with their mortgage lender as the property is currently two flats.
Each flat is currently council tax band A with South Gloucestershire Council.
Both flats are EPC rating D.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

