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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, 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.

Blue Sky

SALES • LETTINGS • MANAGEMENT

0117 9328165

info@bluesky-property.co.uk

28 Ellacombe Road, Bristol, BS30 9BA

www.bluesky-property.co.uk





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.

