



Like what you see?

Get in touch to arrange a viewing!

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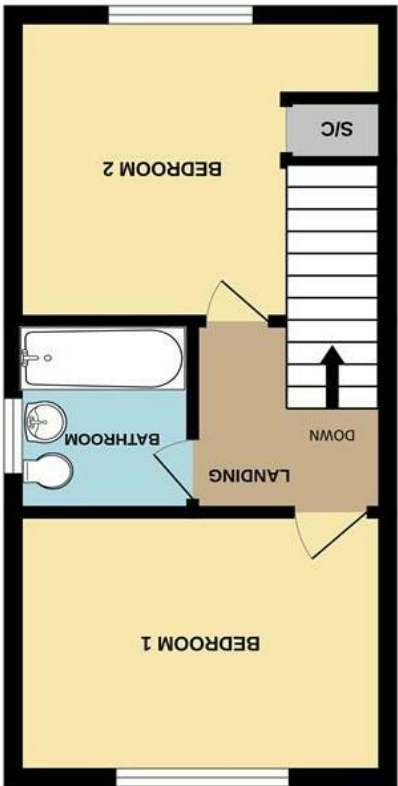
and get lots of help at!

🌐 [www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

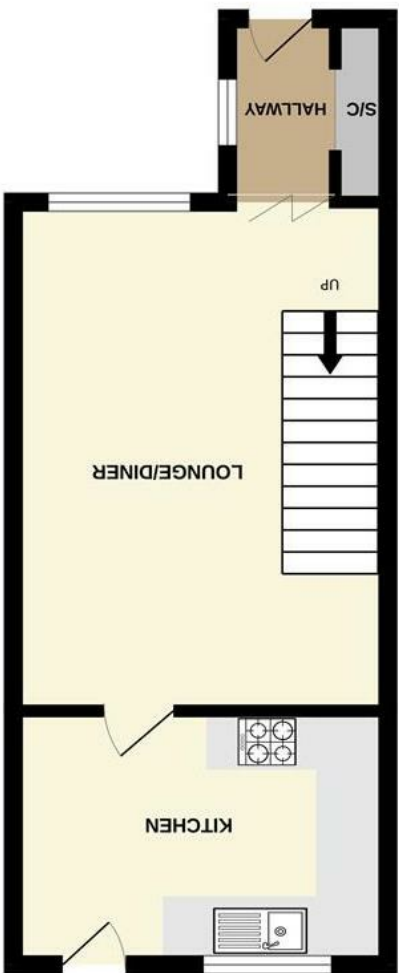
Don't forget to register and stay ahead  
of the crowd.

**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, 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.



1ST FLOOR



GROUND FLOOR





Council Tax Band: B | Property Tenure: Freehold

NO CHAIN!! CUL-DE-SAC LOCATION!! Tucked away at the end of this popular cul-de-sac in Brake Close, Kingswood, you will find this beautifully presented two bedroom end terrace home located close to local shops, school and regular bus routes into Bristol and Bath. The accommodation comprises: entrance porch, lounge/diner and kitchen with access to the rear garden. On the first floor you will find two double bedrooms and bathroom. Externally the property boasts a front garden, superb size rear garden, garage located close to the property and parking in front of the garage. The property also benefits from gas central heating and double glazing. Sure to attract quick interest, call today to arrange your viewing!



Entrance Hall

4'11" max x 5'8" max (1.50m max x 1.73m max)  
Double glazed door to front, double glazed window to side, open storage cupboard.

Lounge/Diner

15'8" x 11'7" (4.78m x 3.53m)  
Double glazed window to front, radiator, fuse board, stairs to first floor landing.

Kitchen

7'10" x 11'6" (2.39m x 3.51m)  
Double glazed door and double glazed window to rear, radiator, wall mounted gas combi boiler, wall and base units with worktops over, space for fridge/freezer, space for washing machine, tiled splash backs, sink and drainer, cooker hood, gas hob, double oven.

First Floor Landing

3'6" x 5'10" (1.07m x 1.78m)  
Loft access (part boarded and insulation).

Bedroom One

8'2" x 11'7" max (2.49m x 3.53m max)  
Double glazed window to rear, radiator.

Bedroom Two

8'9" max x 11'7" max (2.67m max x 3.53m max)  
Double glazed window to front, radiator, under stairs storage cupboard.

Bathroom

5'6" x 5'10" (1.68m x 1.78m)  
Double glazed window to side, W.C, wash hand basin, enclosed bath with shower over, shower screen, part tiled walls, tiled flooring, heated towel rail.

Rear Garden

Enclosed, lawn area, shed, patio area, path to side gate, outside power.

Front Garden

Shared pathway, gated side access, gravel area, plants and shrubs.

Garage

Up and over door to front, eaves storage. Opposite the property in a block of two. Number 29.

Parking

Driveway parking in front of the garage for two cars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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	

