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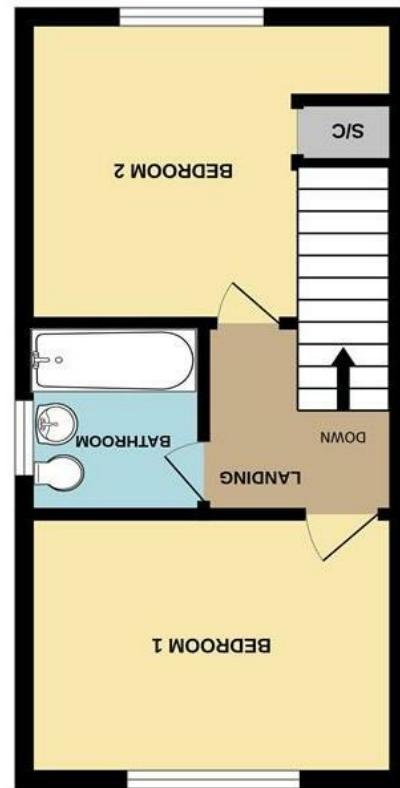
28 Ellacombe Road, Bristol, BS30 9BA

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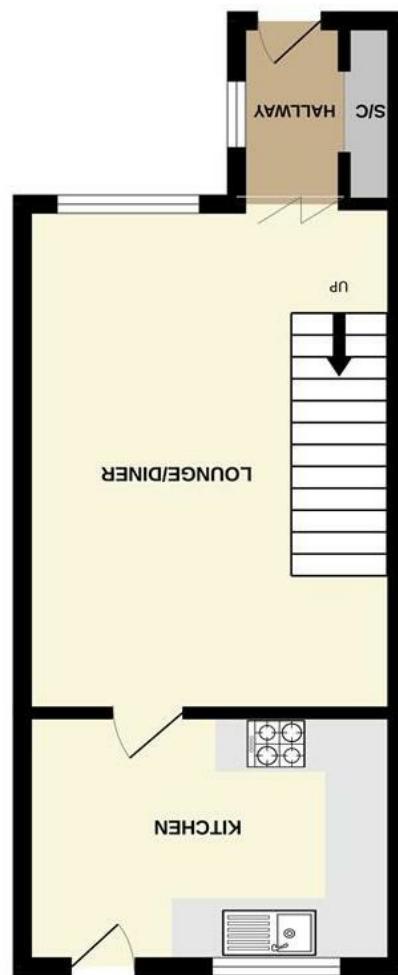
Get in touch to arrange a viewing;

## Like what you see?

The logo for Blue Sky Sales & Lettings Management. It features the words "Blue Sky" in a large, bold, white sans-serif font. Below "Blue Sky" is a stylized graphic consisting of three overlapping semi-circles in light blue, medium blue, and dark blue. In the center of the semi-circles is a white shield-shaped logo with a small cross inside.



1ST FLOOR



## GROUND FLOOR



# 29 Brake Close, Kingswood, Bristol, BS15 9TW

## Offers In Excess Of £260,000



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	



The Property  
Ombudsman



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