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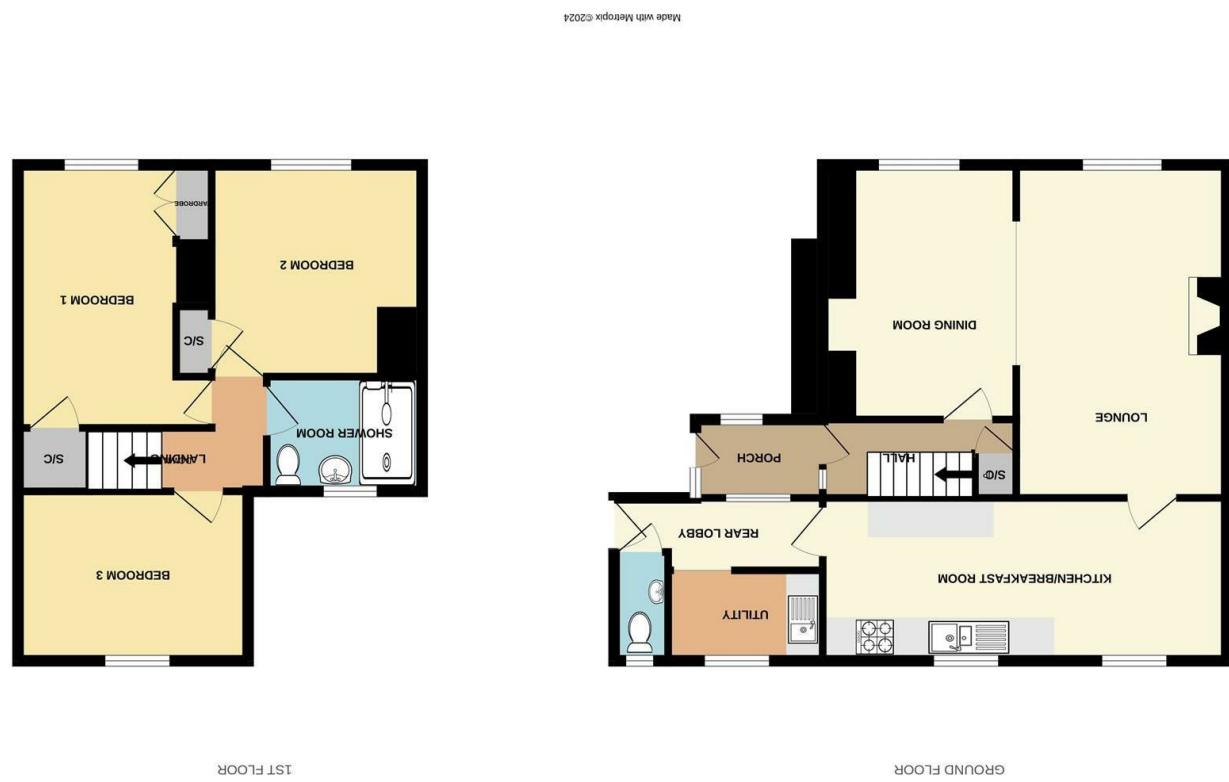
28 Ellacombe Road, Bristol, BS30 9BA

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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 word "Blue" in a blue, lowercase, sans-serif font above the word "Sky" in a larger, bold, white, sans-serif font. Below "Sky" is a stylized graphic consisting of three overlapping semi-circles in blue, teal, and yellow, with a white outline of a house or shield shape in the center.





Council Tax Band: B | Property Tenure: Freehold

NO CHAIN!! PERFECT PROJECT!! Blue Sky are proud to offer for sale this semi detached family home located on Westfield Close in the ever popular area of Hanham. The property is ideally located close to the local amenities, ring road connections and retail park. This home does require updating but offers any potential buyer the opportunity to really make their mark! The accommodation comprises: porch, entrance hall, lounge, dining room, kitchen/breakfast room, rear porch, utility and WC to the ground floor. On the first floor can be found three good size bedrooms and the shower room. Externally the property boasts a good size front, side and rear garden, garage and parking!! Make sure this home is top of your to view list!!



Porch

6'6" x 4'0" (1.98m x 1.22m)
Of UPVC construction, windows and door to side, tiled flooring.

Entrance Hall

12'3" x 6'0" (3.73m x 1.83m)
Double glazed door to side, double glazed window to side, radiator, stairs to first floor landing, fuse board in under stairs unit, storage cupboard with shelves.

Dining Room

9'11" x 13'1" into recess (3.02m x 3.99m into recess)
Double glazed window to front, radiator, open to lounge.

Lounge

12'1" max x 10'10" max (3.61m max x 3.30m max)
Double glazed window to front, radiator, electric fire with surround.

Kitchen/Breakfast Room

8'4" n/t 7'11" x 18'6" (2.54m n/t 2.41m x 5.49m 1.83m)
Two double glazed windows windows to rear, wall and base units, wall cupboard housing gas combi boiler, worktops, 1 1/2 bowl sink with drainer, tiled splashbacks, cooker hood, gas hob and electric oven, space for fridge freezer, radiator.

Rear Lobby

12'6" max x 4'1" max (3.81m max x 1.24m max)
Double door to side, radiator, single glazed window to porch.

Utility

7'11" max x 6'8" max (2.41m max x 2.03m max)
Double glazed window to rear, radiator, base units, worktops, sink with drainer, space for washing machine, part PVC wall panelling.

Cloakroom

5'7" x 2'9" (1.70m x 0.84m)
Double glazed windows to rear, W.C, wash hand basin with vanity.

First Floor Landing

6'9" x 3'7" (2.06m x 1.09m)
Loft access with ladder and light.

Bedroom One

12'10" max x 12'0 max (3.91m max x 3.66m max)
Double glazed window to front, built in wardrobe, radiator, built in storage cupboard with shelves.

Bedroom Two

10'0" max x 10'10" max (3.05m max x 3.30m max)
Double glazed window to front, radiator, storage cupboard with shelves.

Bedroom Three

8'5" x 11'4" (2.57m x 3.45m)
Double glazed window to rear, radiator.

Shower Room

5'11" x 6'10" (1.80m x 2.08m)
Double glazed window to rear, W.C, wash hand basin with vanity, walk in shower, heated towel rail, tiled walls, tiled flooring, spotlights.

Front Garden

Gated access, wall to front, pathway, lawn, shrubs, hedges to side, open to side/rear garden.

Side/Rear Garden

Lawn, shrubs and plants, trees, patio, shed, outside tap, steps up to parking and garage.

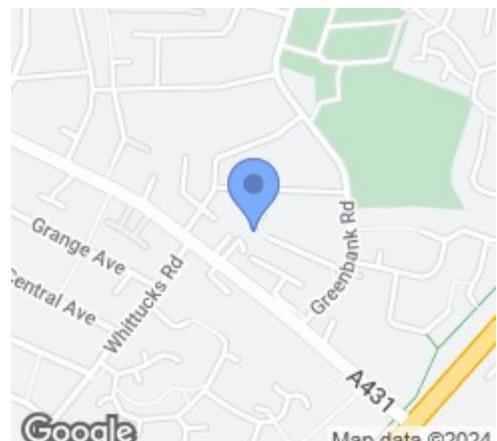
Garage/Parking

Double gates to hardstanding for one car, garage with up and over door to front, side door and window to rear, parking and garage accessed via rear lane which is accessed via Northfield Avenue.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		69
(69-80) C		
(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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