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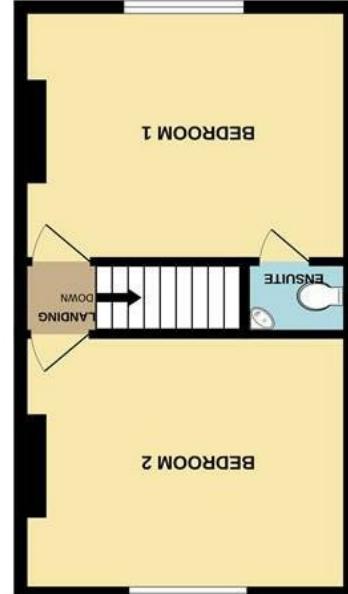
28 Ellacombe Road, Bristol, BS30 9BA

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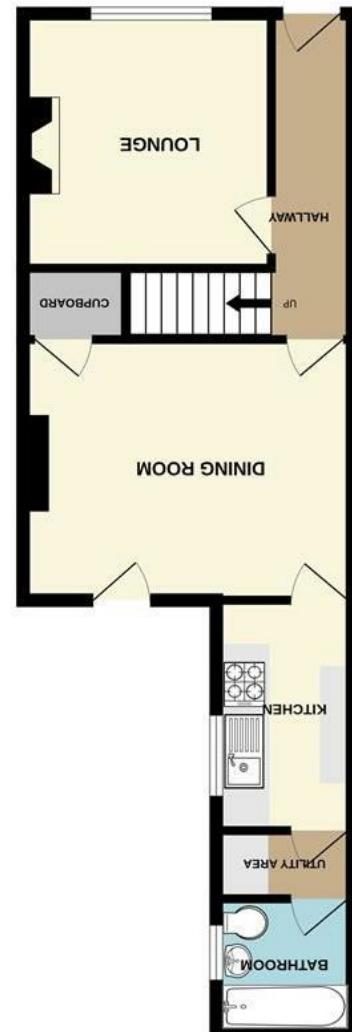
Get in touch to arrange a viewing.

## Like what you see?

The logo for Blue Sky, featuring the word "Blue" in a blue sans-serif font above the word "Sky" in a larger, bold white sans-serif font. Below the text is a stylized graphic of three overlapping semi-circles in blue, teal, and yellow, with a white shield-like shape in the center.



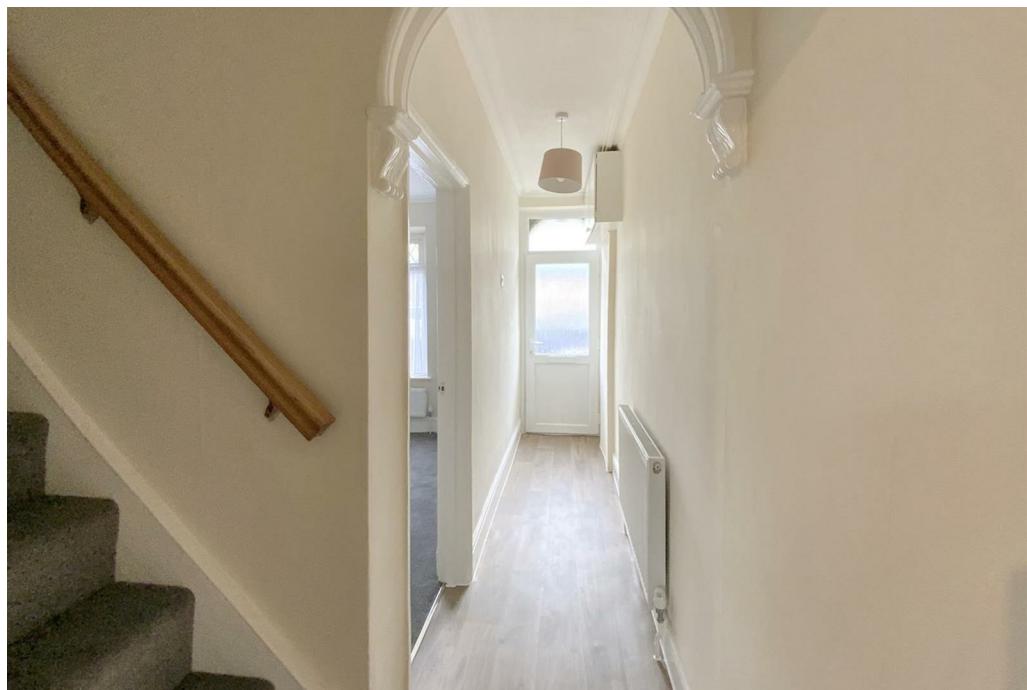
1ST FLOOR



GROUND FLOOR



**76 Moravian Road, Kingswood, Bristol, BS15 8NF**  
**Offers In Excess Of £240,000**



Council Tax Band: B | Property Tenure: Freehold

BE A PART OF HISTORY AND CREATE THE NEXT HAPPY CHAPTER IN THIS PERIOD HOMES STORY! This delightful end of terrace property offers the perfect blend of period charm and modern convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The two well-proportioned bedrooms are ideal for a small family or professionals seeking a comfortable living environment, and it's currently vacant, allowing for a swift move-in process. Whether you are a first-time buyer or looking to invest in a rental property, this charming home on Moravian Road presents an excellent opportunity to enjoy the vibrant community of Kingswood. Situated just a stone's throw from Kingswood High Street, residents will benefit from a variety of local shops, cafes, and amenities, all within easy reach. Additionally, excellent transport links nearby make commuting to Bristol city centre and beyond a breeze. The house boasts a beautifully refurbished bathroom and kitchen, ensuring that you can enjoy contemporary living while still appreciating the character of a period property. The thoughtful renovations enhance the home's appeal, making it move-in ready for its new occupants. Don't miss your chance to make this lovely house your new home!



#### Front Garden

Enclosed by low level boundary wall, laid to stone chippings with gated pathway to front door.

#### Hallway

2'11" x 14'6" (0.89m x 4.42m)

Double glazed door with obscure glass panel, radiator, high level cupboard housing fuse board, feature corniced arch, stairs to first floor.

#### Lounge

10'6" x 11'0" (3.20m x 3.35m)

Double glazed window to front, radiator, open fireplace with wooden hearth.

#### Dining Room

14'1" x 11'3" (4.29m x 3.43m)

Double glazed glass panel door to rear, radiator, storage cupboard under stairs.

#### Kitchen

5'7" x 10'0" (1.70m x 3.05m)

Double glazed window to side, extractor fan, radiator, range of wall and base units with worktops over, inset single sink with drainer and mixer tap, single electric oven with inset gas hob above.

#### Utility Area

5'3" x 2'05" (1.60m x 0.74m)

wall mounted combi boiler, recess and plumbing for washing machine.

#### Bathroom

5'10" x 5'4" (1.78m x 1.63m)

Double glazed obscure window to side.

extractor fan, tiling to walls, heated towel rail, panelled bath with shower over, wash hand basin set into vanity unit, W.C.

#### Landing

2'6" x 2'8" (0.76m x 0.81m)

Doors to:

#### Bedroom 1

14'3" x 11'01" (4.34m x 3.38m)

Double glazed window to front, radiator, door to ensuite.

#### Ensuite W.C

4'2" x 2'8" (1.27m x 0.81m)

Corner wash hand basin with mixer tap, W.C, loft hatch.

#### Bedroom 2

14'4" x 11'4" (4.37m x 3.45m)

Double glazed window to rear, radiator.

#### Rear Garden

Enclosed by boundary walls and fencing, patio seating area, further area laid to stone chippings with flower bed borders and a range of trees and shrubs.

#### On Street Parking

On street parking, residents permit holder scheme in the wider area but not directly outside the property at present.

#### Agents Notes

The industrial area to the front of the property is currently vacant. Planning permission has been submitted for residential homes.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		58
(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	



PROTECTED

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