



Blue Sky
SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

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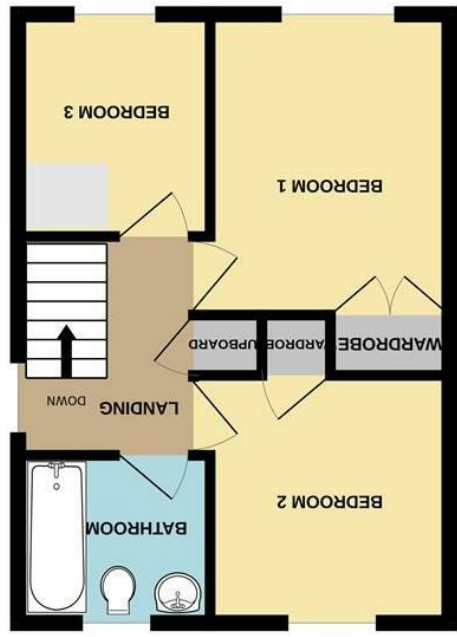
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Don't forget to register and stay ahead of the crowd.

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: C | Property Tenure: Freehold

NO ONWARD CHAIN! This delightful modern home, set at the end of a leafy cul-de-sac in the ever popular area of Barrs Court is not to be missed! Located within easy reach of Aspects Leisure Park with cinema, bowling, gym, restaurants and leisure centre, as well as Asda and the Gallagher Retail Park with its shopping and coffee shops, this property couldn't be better located for easy access to local amenities, public transport links and open green space. Just behind the property you'll find Barrs Court Moat with the duck pond, green and children's play area, and access to Hanham Hills with walks leading down into the Avon Valley Nature Reserve are just a stones throw from the property. The property itself is well presented throughout, fully double glazed and gas centrally heated, with gorgeous kitchen/diner which comes complete with integrated appliances and marble effect worktops, there's plenty of storage throughout and the conservatory gives a wealth of additional living space, over looking the garden which comes with a hot tub. Complete with a garage and parking for 2 cars this property is a must view!



Lounge
15'10 x 13'3 (4.83m x 4.04m)
Double glazed front door with obscure glass panel to lounge, double glazed window to front, stairs to first floor, radiator.

Kitchen/Diner
15'9 x 9'1 (4.80m x 2.77m)
Double glazed window and double glazed french doors to conservatory, radiator, range of wall and base units with glass display cabinet, marble effect worktop with splash back and inset 1 1/2 bowl sink unit with drainer cut into the worktop, mixer tap over, double electric oven, inset electric hob above, with cooker hood, integrated fridge freezer, integrated washing machine, integrated dishwasher, tiled floor.

Conservatory
14'2 x 8'5 (4.32m x 2.57m)
Double glazed to sides and rear (some obscure glass panels for privacy) with high level windows, perspex tinted roof, tiled floor, french doors to garden.

Landing
8'3 x 6' (2.51m x 1.83m)
Double glazed window to side, storage cupboard, loft hatch to loft area with combi boiler.

Bedroom 1
11'10 x 8'9 (3.61m x 2.67m)
Double glazed window to front, radiator, recessed double wardrobe.

Bedroom 2
9'3 x 8'9 (2.82m x 2.67m)
Double glazed window to rear, radiator, recessed single wardrobe.

Bedroom 3
8'8 x 6'10 max (2.64m x 2.08m max)
Double glazed window to front, radiator, covered recess over the stairs.

Bathroom
6'9 x 6'2 (2.06m x 1.88m)
Double glazed obscure window to rear, radiator, tiling to walls and floor, white suite comprising: pedestal wash hand basin, WC, panelled bath with central mixer tap and shower over.

Front Garden
Mainly laid to lawn with shrubs and a paved pathway to front door.

Rear Garden
Enclosed by boundary walls and fencing, wall lights, decked seating area with 2 x access gates to front and side, decked steps then lead down to a patio area with hot tub and covering.

Garage
17' x 7'10 max (5.18m x 2.39m max)
Single garage in block to rear with up and over door, light and power, wall mounted storage cupboards.

Parking
Parking for up to 2 cars in front of the garage to the side of the property.

Solar Panels
The vendor has advised the solar panels are owned and not leased.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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	

