



Approximate Area = 858 sq ft / 79.7 sq m (excludes garage)
For identification only - Not to scale

Whitecroft Way, Bristol, BS15

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/drain 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.

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Get in touch to arrange a viewing!

Like what you see?



22 Whitecroft Way, Kingswood, Bristol, BS15 9YN
Offers In Excess Of £290,000





Council Tax Band: B | Property Tenure: Freehold

LOVE WHERE YOU LIVE! Blue Sky welcomes you to this superb three bedroom end terrace home, nestled in the desirable area of Whitecroft Way in Kingswood. Set back from the road, the property enjoys a peaceful setting while remaining close to essential amenities, school and ring road connections, making it an ideal choice for families. The accommodation comprises: entrance porch, entrance hall, lounge to front and kitchen/diner to rear. The first floor offers three good size bedrooms and bathroom. In addition to its spacious accommodation the property features a garage, driveway parking and a front and landscaped rear garden. With its prime location, spacious rooms and practical amenities, this end-terrace house on Whitecroft Way presents an excellent opportunity for those seeking a comfortable family home in Bristol. Whether you are a first-time buyer or looking to settle down, this property is sure to meet your needs and exceed your expectations! Call today to arrange your viewing!



Entrance Porch

Double glazed French doors to front, double glazed window to front, electric meter.

Entrance Hall

9'1" x 6'0" (2.77m x 1.83m)
Door to front, two windows to front, fuse board, stairs to first floor landing, radiator.

Lounge

17'1" max x 14'8" max (5.21m max x 4.47m max)
Double glazed window to front, under stair storage area, feature radiator, storage cupboard housing gas meter, door to hall and kitchen/diner.

Kitchen/Diner

17'1" x 9'11" (5.21m x 3.02m)
Two double glazed windows to rear, double glazed door to rear, radiator, tiled splash backs, wall and base units with worktops over, sink and drainer, gas cooker, space for washing machine, space for fridge/freezer.

First Floor Landing

Loft access (ladder, part boarded, light).

Bedroom One

12'8" x 9'10" (3.86m x 3.00m)
Double glazed window to the front, radiator, built in wardrobes with hanging rail and shelf.

Bedroom Two

9'11" x 9'9" (3.02m x 2.97m)
Double glazed window to rear, radiator, built in wardrobes with hanging rail/shelves and housing gas combi boiler.

Bedroom Three

9'3" x 6'9" (2.82m x 2.06m)
Double glazed window to the front, radiator, storage cupboard with hanging rail and shelves, ceiling coving.

Bathroom

6'8" x 6'5" (2.03m x 1.96m)
Double glazed window to rear, W.C, wash basin with vanity, enclosed bath with shower over, shower screen, heated towel rail, extractor fan, spotlights, tiled walls.

Garage

Up and over door to front, power & light, fuse board, shelving.

Parking

Space for one car.

Front Garden

Gated access, pathway to front door, laid to gravel, shrubs.

Rear Garden

Enclosed rear garden, patio area, decking area, astro turf, outside tap, outside lights, power, rear gate to garage and parking.

Agent Note

We bring to your attention that 22 Whitecroft Way, Kingswood, Bristol, BS15 9YN is owned by an employee at Blue Sky Property Solutions Ltd.

The vendor has advised there is a yearly ground rent of £12.90.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	87
England & Wales		EU Directive 2002/91/EC	

