



Like what you see?

Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

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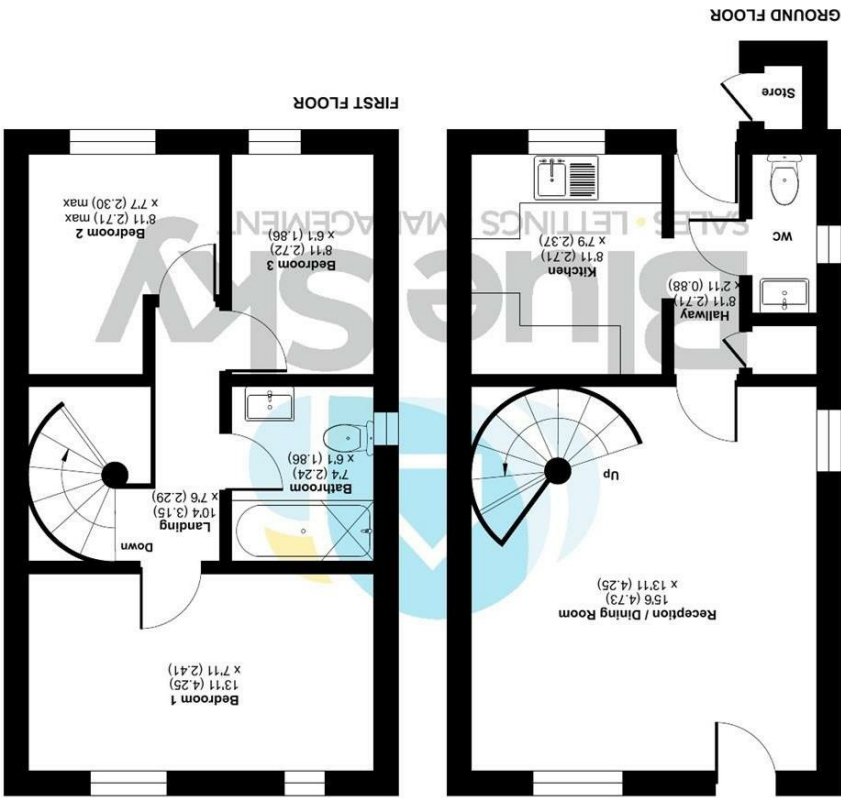
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Don't forget to register and stay ahead
of the crowd.

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.

Bickford Close, Barrs Court, Bristol, BS30
Approximate Area = 694 sq ft / 64.4 sq m (excludes store)
For identification only - Not to scale





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Blue Sky welcomes you to this superb three bedroom home located on Bickford Close in the ever popular area of Barrs Court. The property is ideally located close to local amenities, ring road connections and bus stops!! The current vendor has presented this home to a good standard and offered for sale with no onward chain, a must view!! The accommodation comprises: entrance hall, cloakroom, lounge/diner and kitchen to the ground floor. On the first floor you will find the main bedroom, two further bedrooms two and a well presented bathroom. Externally the property offers driveway tandem parking for two cars and a good size rear garden!! Call today to arrange your viewing!! Don't miss out on this wonderful home!



Hall
8'11" x 2'11" (2.72m x 0.89m)
Double glazed door to front, radiator, storage cupboard housing gas combination boiler.

Cloakroom
Double glazed window to side, W.C, vanity wash hand basin, tiled splash backs, heated towel rail.

Kitchen
8'11" x 7'9" (2.72m x 2.36m)
Double glazed window to front, wall and base units with worktops over, sink and drainer, space for washing machine, space for electric cooker, space for 3/4 fridge/freezer, tiled splashbacks.

Lounge/Diner
15'6" x 13'11" (4.72m x 4.24m)
Double glazed windows to rear and side, double glazed door to rear, spiral staircase, two feature radiators.

First Floor Landing
10'4" x 7'6" (3.15m x 2.29m)
Spiral staircase down to lounge/diner.

Bedroom One
13'11" x 7'11" (4.24m x 2.41m)
Two double glazed windows to rear, radiator.

Bedroom Two
8'11" max x 7'7" max (2.72m max x 2.31m max)
Double glazed window to front, radiator.

Bedroom Three
8'11" x 6'1" (2.72m x 1.85m)
Double glazed window to front, radiator.

Bathroom
7'4" x 6'1" (2.24m x 1.85m)
Loft access (with drop down ladder, part boarded, light), double glazed window to side, heated towel rail, W.C, wash hand basin, enclosed bath with shower head off taps, part tiled walls, shaver point.

Front Garden
Storage cupboard housing fuse board and meters, shrubs, lawn, chippings, shrubs to side of house, canopy over front door.

Rear Garden
Enclosed with gates side access, patio area, shed, astro turf.

Driveway Parking
Tandem parking for two cars located close to the property.



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		
England & Wales	EU Directive 2002/91/EC	87

