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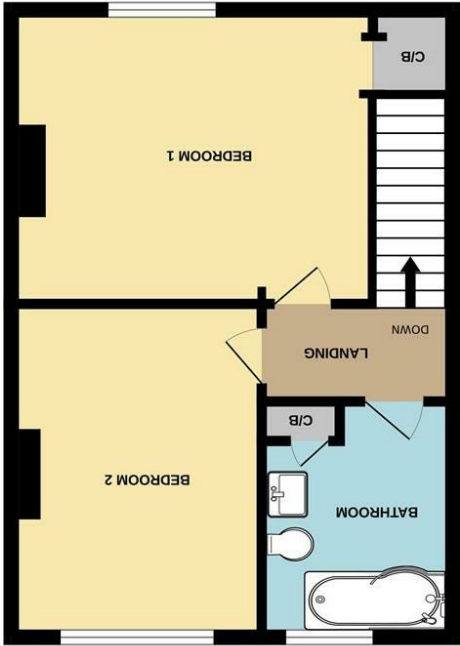
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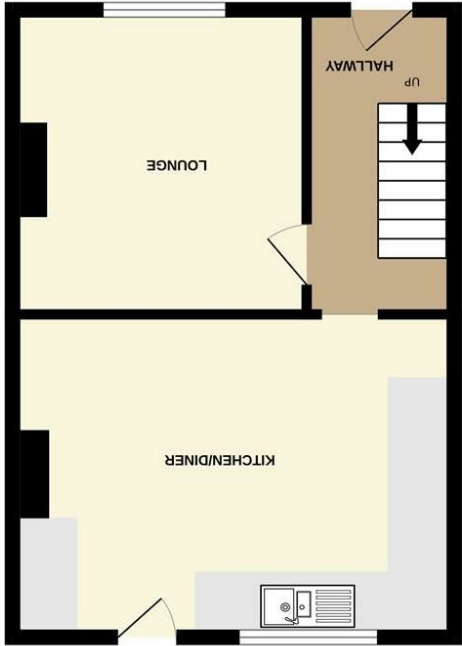
The Important Bit!

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.

TOTAL FLOOR AREA : 788 sq. ft. (73.2 sq.m.) approx.  
Made with Metropix 62025



1ST FLOOR  
394 sq. ft. (36.6 sq.m.) approx.



GROUND FLOOR  
394 sq. ft. (36.6 sq.m.) approx.



Council Tax Band: A | Property Tenure: Freehold

BEAUTIFULLY MAINTAINED PERIOD PROPERTY - OFFERED WITH NO ONWARD CHAIN! Nestled in the vibrant area of Barton Hill, Bristol, this charming mid-terrace house on Hanover Street presents an excellent opportunity for those seeking a delightful home. Offered with no onward chain, this period property boasts two spacious double bedrooms, making it ideal for couples, small families, or even as a rental investment. Upon entering, you are welcomed into a cosy lounge that exudes warmth and character, perfect for relaxing after a long day. The heart of the home is the well-appointed kitchen/diner, which comes complete with all necessary appliances, ensuring a seamless transition for the new owner. This space is perfect for entertaining guests or enjoying family meals. The property has been freshly decorated throughout, showcasing a modern aesthetic while retaining its period charm. New flooring enhances the appeal, providing a clean and inviting atmosphere. The brand new three-piece bathroom suite adds a touch of luxury, making daily routines a pleasure. Situated in a popular location, this home benefits from excellent local amenities and transport links, making it convenient for commuting and daily errands. Whether you are looking to settle down or invest, this lovely terraced house offers a perfect blend of comfort and style in a sought-after area of Bristol. Don't miss the chance to make this delightful property your own.



**Hallway**  
11'5" x 5'3" max (3.48m x 1.60m max)  
Door with obscured glass into hallway, stairs to first floor landing, radiator, wood effect flooring, fuse box in cupboard on wall, ceiling coving.

**Lounge**  
11'2" x 11'1" max (3.40m x 3.38m max)  
Double glazed window to front, radiator, wood effect flooring, ceiling coving.

**Kitchen/Diner**  
12'4" x 16'10" max (3.76m x 5.13m max)  
Double glazed door and window to rear, the kitchen consists of matching wall and base units with worktops, 1 & a 1/2 bowl stainless steel sink with mixer taps and drainer, radiator, wood effect flooring, ceiling coving, the following appliances will remain:- integrated electric oven with gas hob and extractor hood above, integrated slimline dishwasher, free standing washing machine and free standings fridge/freezer,

**Landing**  
2'8" x 7'2" max (0.81m x 2.18m max)  
Stairs to ground floor, loft access, radiator, ceiling coving.

**Bedroom 1**  
11'2" x 13'9" max (3.40m x 4.19m max)  
Double glazed window to front, storage cupboard over stairs, radiator, ceiling coving.

**Bedroom 2**  
12'4" x 9'6" max (3.76m x 2.90m max)  
Double glazed window to rear, radiator, ceiling coving.

**Bathroom**  
9'0" max x 6'9" max (2.74m max x 2.06m max)  
Obscure double glazed window to rear, bean shaped bath with shower hose off taps, wash hand basin with storage, W.C, radiator, part tiled walls, wood effect flooring, storage cupboard housing gas combi boiler, ceiling coving.

**Front**  
Pathway to front door,

**Rear Garden**  
Low maintenance rear garden with patio and gravel areas, fences and walls enclosing,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(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	

