



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.

The Important Bit!

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

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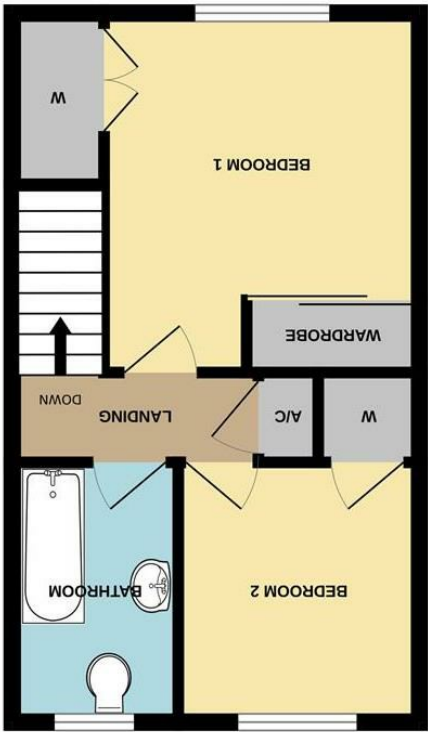
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

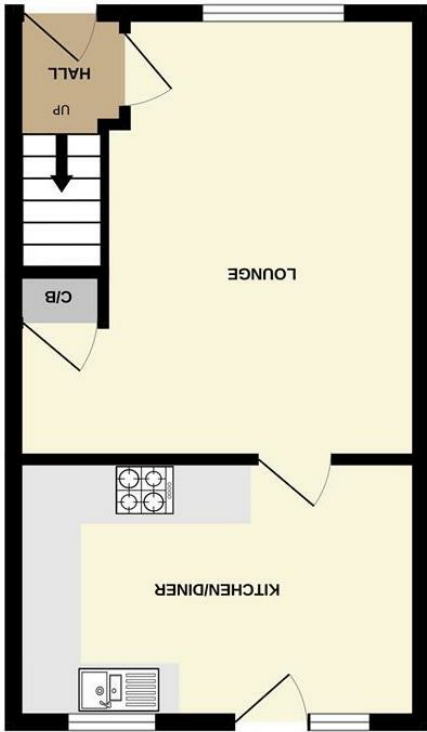
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR



Council Tax Band: B | Property Tenure: Freehold

WITHIN A STONES THROW OF EVERYTHING YOU COULD NEED! Located in a lovely cul-de-sac on the borders of Barrs Court and Longwell Green, this house offers not just a home, but a lifestyle. With its convenient location, you'll have easy access to local amenities, schools, and transport links, making everyday living a breeze. The property itself offers both front and rear gardens, well proportioned accommodation with lounge and kitchen/diner to the ground floor, 2 double bedrooms and a bathroom to the first floor, and plenty of storage throughout, as well as a garage in a block to the side of the property with parking in front for one car. But its the location that really makes this property a 'must view'. With Barrs Court Moat Recreational Park (complete with playing field, children's play area, and duck pond) just a short distance away as well as providing easy access to local supermarkets, the Gallagher Retail Park (with its shopping and coffee shops), Aspects Leisure Park (with cinema, gym, leisure centre with swimming pool, bowling and restaurants), Hanham Hills leading to Avon Valley Nature Reserve (offering open green space and excellent country pubs), everything you need is on your doorstep! Fully double glazed, gas centrally heated and offered with no onward chain, don't miss out on the opportunity to make this house your home!



Hallway
3'11" x 3'11" (1.2 x 1.2)
Double glazed door to front with obscure glazed window, radiator, stairs to first floor, fuse board.

Lounge
15'0" x 13'10" max (4.58 x 4.22 max)
Double glazed window to front, radiator, under stairs storage cupboard.

Kitchen/Diner
8'1" x 13'9" (2.47 x 4.21)
Double glazed door to garden with side window, further double glazed window to rear, radiator, range of wall and base units with worktops over, inset 1 1/2 bowl sink and drainer with mixer tap over, tiling to walls, single electric oven, inset gas hob above, space for tall fridge/freezer, recess for washing machine.

Landing
8'6" x 2'7" (2.6 x 0.8)
Loft hatch, airing cupboard housing gas combi boiler.

Bedroom One
12'2" x 10'8" (3.71 x 3.27)
Double glazed window to front, radiator, wardrobe with sliding mirror doors, further recessed wardrobe over stairs.

Bedroom Two
8'2" x 7'10" (2.49 x 2.39)
Double glazed window to rear, radiator, recessed wardrobe.

Bathroom
8'2" x 5'9" (2.5 x 1.76)
Obscure double glazed window to rear, extractor fan, heated towel rail, tiled walls, white suite comprising of wash hand basin, panelled bath with shower over and WC.



Front Garden
Mainly laid to lawn with paved path leading to front door, with canopy porch above.

Rear Garden
Enclosed by fencing with rear access gate, outside tap, patio area with stepped path up to lawn with flower bed board.

Garage
Single garage in block to side, third in from the left with white up and over door.

Parking
Parking for one vehicle in front of the garage.



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		
EU Directive 2002/91/EC		

England & Wales

