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 📍 28 Ellacombe Road, Bristol, BS30 9BA

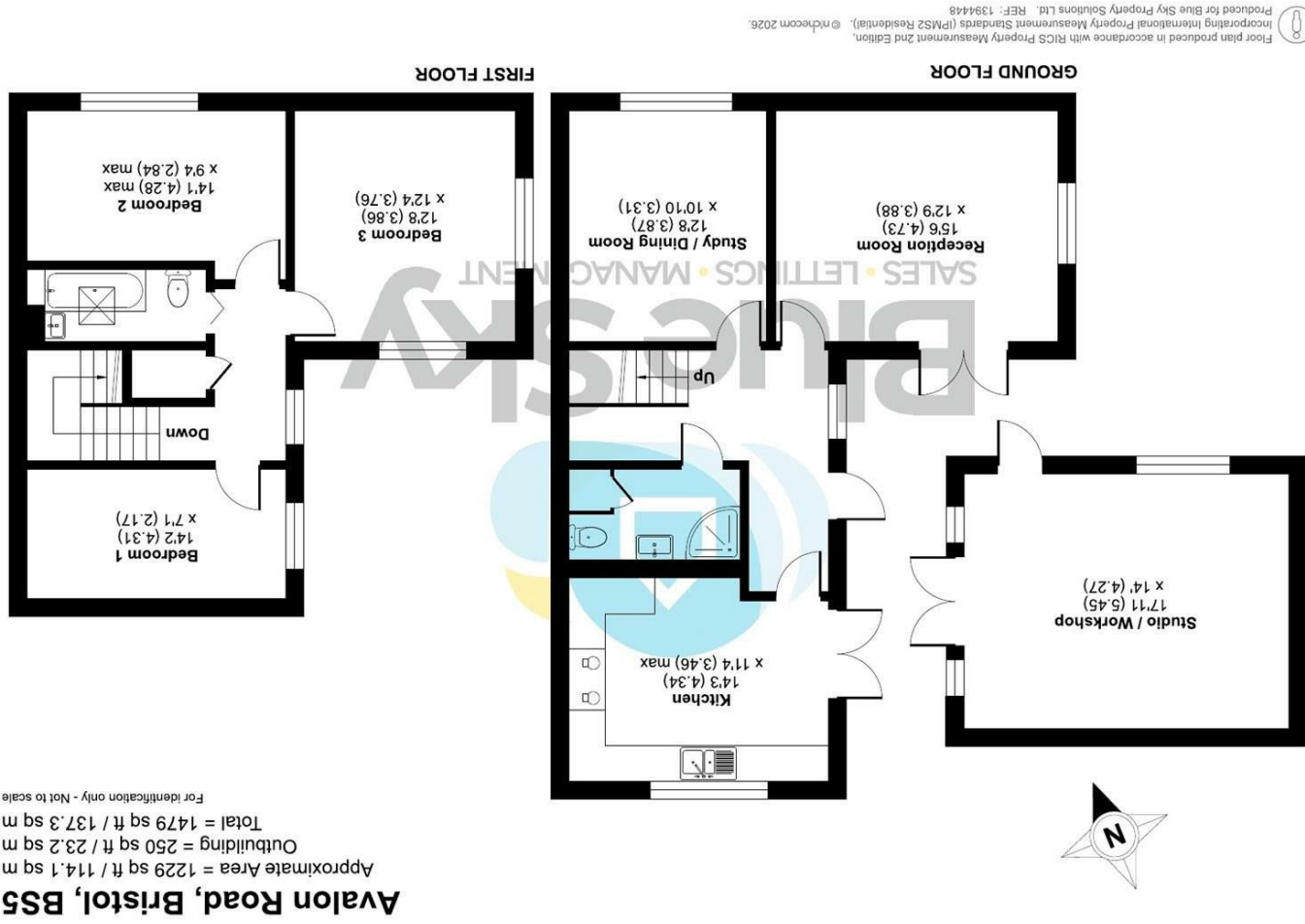
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The Important Bit!

 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.





Council Tax Band: C | Property Tenure: Freehold

HIDDEN GEM! Nestled in the popular surroundings of Avalon Road in St George, Bristol, this charming three bedroom detached home offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The heart of the home is without doubt the kitchen/diner with access to the gardens. Boasting three good size bedrooms and two well-appointed bathrooms, this home is designed to accommodate family living with ease. The exterior features a former garage that is currently being used as a workshop, along with a driveway that provides parking, ensuring that you have all the space you need for your cars and hobbies. The property is discreetly tucked away, offering a sense of privacy while still being close to essential amenities, schools and a nearby park, making it an ideal location! This delightful home is perfect for those seeking a peaceful retreat without sacrificing accessibility to local conveniences. With its generous living spaces and practical features, this property is a wonderful opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.



Hall
Double glazed door and window to side, radiator, fuse board, under stairs storage cupboard, ceiling coving, spotlights, stairs to first floor landing.

Kitchen/Diner
14'3" x 11'4" max (4.34m x 3.45m max)
Double glazed French doors to side, double glazed window to front, wall and base units with worktops over, one and a half bowl sink and drainer, tiled splashbacks, space for washing machine, space for dishwasher, space for fridge/freezer, space for range cooker, cooker hood, ceiling coving, feature radiator.

Dining Room
12'8" x 10'10" (3.86m x 3.30m)
Double glazed window to rear, radiator, ceiling coving.

Lounge
15'6" x 12'9" (4.72m x 3.89m)
Double glazed French doors to front, double glazed window to side, radiator, ceiling rose, ceiling coving.

Downstairs Shower Room
Part tiled walls, radiator, tiled flooring, extractor fan, shower cubicle, W.C, wash hand basin, airing cupboard housing gas combi boiler, ceiling coving, spotlights.

First Floor Landing
Double glazed window to side, radiator, loft access (boarded loft, drop down ladder, light and power), storage cupboard, ceiling coving.

Bedroom One
14'2" x 7'1" (4.32m x 2.16m)
Double glazed window to side, radiator, ceiling coving.

Bedroom Two
14'1" max x 9'4" max (4.29m max x 2.84m max)
Double glazed window to rear, radiator, ceiling coving.

Bedroom Three
12'8" x 12'4" (3.86m x 3.76m)
Double glazed window to front and side, radiator, ceiling coving.

Bathroom
Extractor fan, skylight window, W.C, wash hand basin, enclosed bath, tiled walls, tiled flooring, heated towel rail, feature recess shelving.

Front, Side And Rear Gardens
To the rear there is side gated access to the rear lane, shed, astro turf, raised border, light, steps down to side garden.
To the side/front there is a side gate to driveway, patio, lights, shed, open to rear garden, outside tap, outside power, decking area, door to garage/workshop.

Driveway Parking
Gated access to driveway, light, side gate to gardens.

Garage/Workshop
17'11" x 14'0" (5.46m x 4.27m)
Loft (boarded, drop down ladder and power), double glazed door and window to rear, double glazed French doors and windows to side, power and light, fuse board.
Former garage now used as a workshop/home gym.



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		
	73	77
England & Wales	EU Directive 2002/91/EC	

