

**Blue Sky**  
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**☎ 0117 9328165**

**✉ info@bluesky-property.co.uk**

**📍 28 Ellacombe Road, Bristol, BS30 9BA**

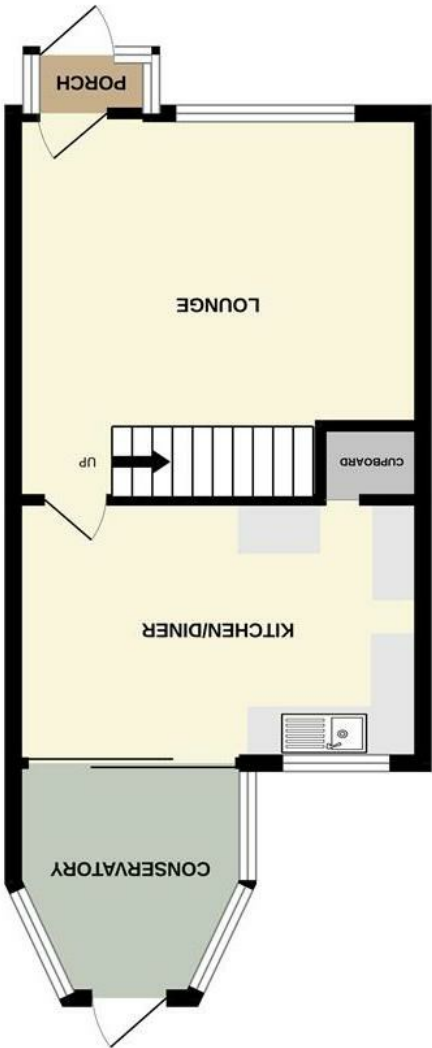
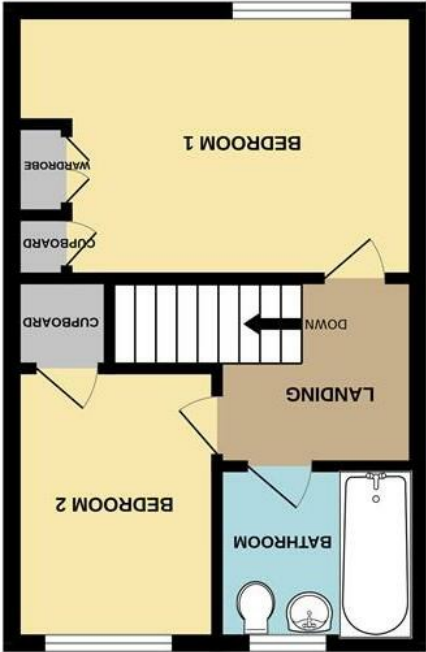
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**Don't forget to register and stay ahead of the crowd.**

**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.



TOTAL FLOOR AREA: 655 sq.ft. (60.8 sq.m.) approx.  
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Council Tax Band: B | Property Tenure: Freehold

This delightful mid-terrace house on Granville Close in Hanham, Bristol, offers a perfect blend of comfort and potential. Boasting two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home with room to grow. Upon entering, you are welcomed into a bright and airy lounge, perfect for relaxation or entertaining guests. The well-appointed kitchen/diner provides a lovely space for family meals and gatherings, with ample room for dining furniture. The property also features a three-piece bathroom suite, ensuring convenience for daily routines. Additionally, the property includes a garage, offering extra storage or the potential for a workshop with parking for one vehicle in front of the garage, a rare find in many urban settings. While the house is in good condition, it presents an exciting opportunity for new owners to add their personal touch through decoration and modernisation. With a little creativity, you can transform this space into your dream home. Granville Close is situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it a desirable location for those seeking a community feel. This property is not just a house; it is a place where memories can be made. Don't miss the chance to view this charming home and envision the possibilities it holds.



**Porch**  
2'05" x 4'00" (0.74m x 1.22m)  
Obscure double glazed door into porch, double glazed windows to side,

**Lounge**  
13'03" max x 13'11" max (4.04m max x 4.24m max)  
Obscure double glazed door into lounge, double glazed window to front with blinds, stairs to first floor, storage cupboard in stairs, ceiling light, fuse box, radiator,

**Kitchen**  
8'10" x 13'10" (2.69m x 4.22m)  
Sliding patio door to conservatory, double glazed window to rear, stainless steel sink with drainer and mixer tap over, gas combi boiler, partly tile splashbacks, wood effect flooring, ceiling light, storage space under stairs, radiator, space for the following appliances: cooker, washing machine and fridge freezer,

**Conservatory**  
7'11" x 7'11" (2.41m x 2.41m)  
Double glazed windows and doors to rear, wood effect flooring, power,

**Landing**  
5'09" max x 11'00" max (1.75m max x 3.35m max)  
Stairs to ground floor, loft access, ceiling light,

**Bedroom 1**  
9'08" x 13'11" (2.95m x 4.24m)  
Double glazed window to front, built in wardrobes, radiator, ceiling light,

**Bedroom 2**  
9'01" x 7'09" (2.77m x 2.36m)  
Double glazed window to rear, storage cupboard, radiator, ceiling light,

**Bathroom**  
6'02" x 5'10" (1.88m x 1.78m)  
Obscure double glazed window to rear, bath with shower above, wash hand basin and W.C. storage under sink, partly tile splashbacks, chrome heated towel rail, wood effect flooring, extractor fan,

**Front Garden**  
Pathway leading to front door, mostly laid to lawn with bushes enclosing, outside light,

**Rear Garden**  
Mostly laid to lawn with patio, gated access to pathway at rear, shrubbery and bushes, fences enclosing, outside water tap,

**Garage & Parking**  
18'10" x 8'01" (5.74m x 2.46m)  
Garage is located in a block of 4 near to the home, parking for 1 car in front of the garage, up & over door,



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		
	62	88
England & Wales		
EU Directive 2002/91/EC		

