



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!

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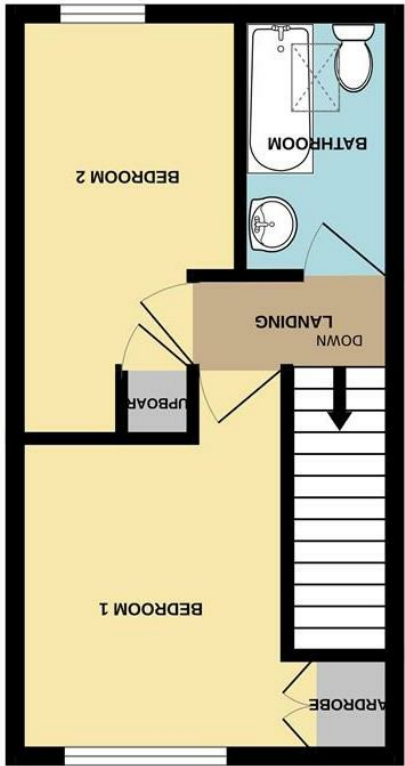
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

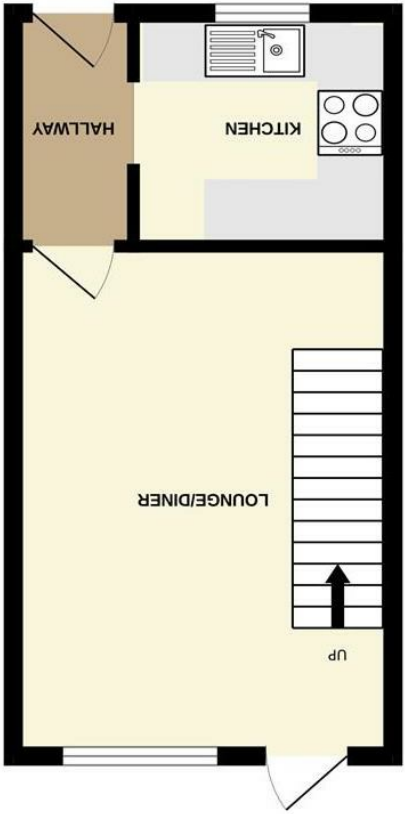
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR

TOTAL FLOOR AREA: 530 sq. ft. (49.2 sq.m.) approx.
Made with Mapbox ©2023



Council Tax Band: B | Property Tenure: Freehold

IS THIS GEM GOING TO BE YOUR VERY FIRST HOME? Located in a lovely cul-de-sac of similar modern homes, this amazing 2-bedroom mid terrace property is rather sweet and offers everything you need. There's parking for 2 cars side by side in a private parking area to the side of the property, as well as ample on street parking for visitors, a lovely kitchen offering the perfect space to cook all your favourite dishes, a well-proportioned lounge/diner which opens onto the garden (which is a great space for entertaining and enjoying long sunny days!). Upstairs are 2 bedrooms and a bathroom with white suite. The property has gas central heating, is fully double glazed and offers a blank canvas for someone to make their mark, there really is so much potential here. Offering easy access to the A4174 ring road to Bristol, Keynsham and Bath, as well as the motorway networks, and the Bristol to Bath Cycle Path, you couldn't ask for a more convenient location. There are also lots of great local amenities on your doorstep including great schools, some brilliant country pubs, Grimsbury Community Farm, Gallagher Retail Park, Aspects Leisure Park with a cinema, bowling complex, leisure centre, pubs and restaurants, and plenty of open green spaces to explore. Book your viewing to avoid disappointment!



Hallway

7'2" x 3'8" (2.18m x 1.12m)
Double glazed front door, radiator, high level fuse board, thermostat, door to lounge/Diner archway to,

Kitchen

8'0" x 7'2" (2.44m x 2.18m)
Double glazed window to front, range of wall and base units with worktop over, inset sink and drainer unit with mixer tap over, free standing electric oven, recess for tall fridge/freezer, recess for washing machine and dishwasher, tiling to walls and floor, combi boiler.

Lounge/Diner

15'8" x 11'10" (4.78m x 3.61m)
Double glazed window to rear, double glazed door to rear garden, radiator, stairs to first floor.

Landing

5'7" x 2'11" (1.70m x 0.89m)
Loft hatch, light in loft, doors to,

Bedroom 1

11'10" x 9'5" into recesses (3.61m x 2.87m into recesses)
Double glazed window to rear, radiator, recessed built in wardrobe.

Bedroom 2

13'0" x 6'10" max (3.96m x 2.08m max)
Double glazed window to front, radiator, built in cupboard.

Bathroom

8'0" x 4'9" (2.44m x 1.45m)
Double glazed skylight to front aspect, radiator, extractor fan, light with shaving point, tiling to walls and floor, white suite comprising panelled bath with shower head fitting, pedestal wash hand basin, WC.

Front Garden

paved path to front door, mainly laid to slate chippings.

Rear Garden

Enclosed by fencing and low level boundary wall, mainly laid to lawn with flowerbed borders, paved patio seating area and shed.

Parking

Allocated parking for 2 cars side by side, in parking area to the side of property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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		

