



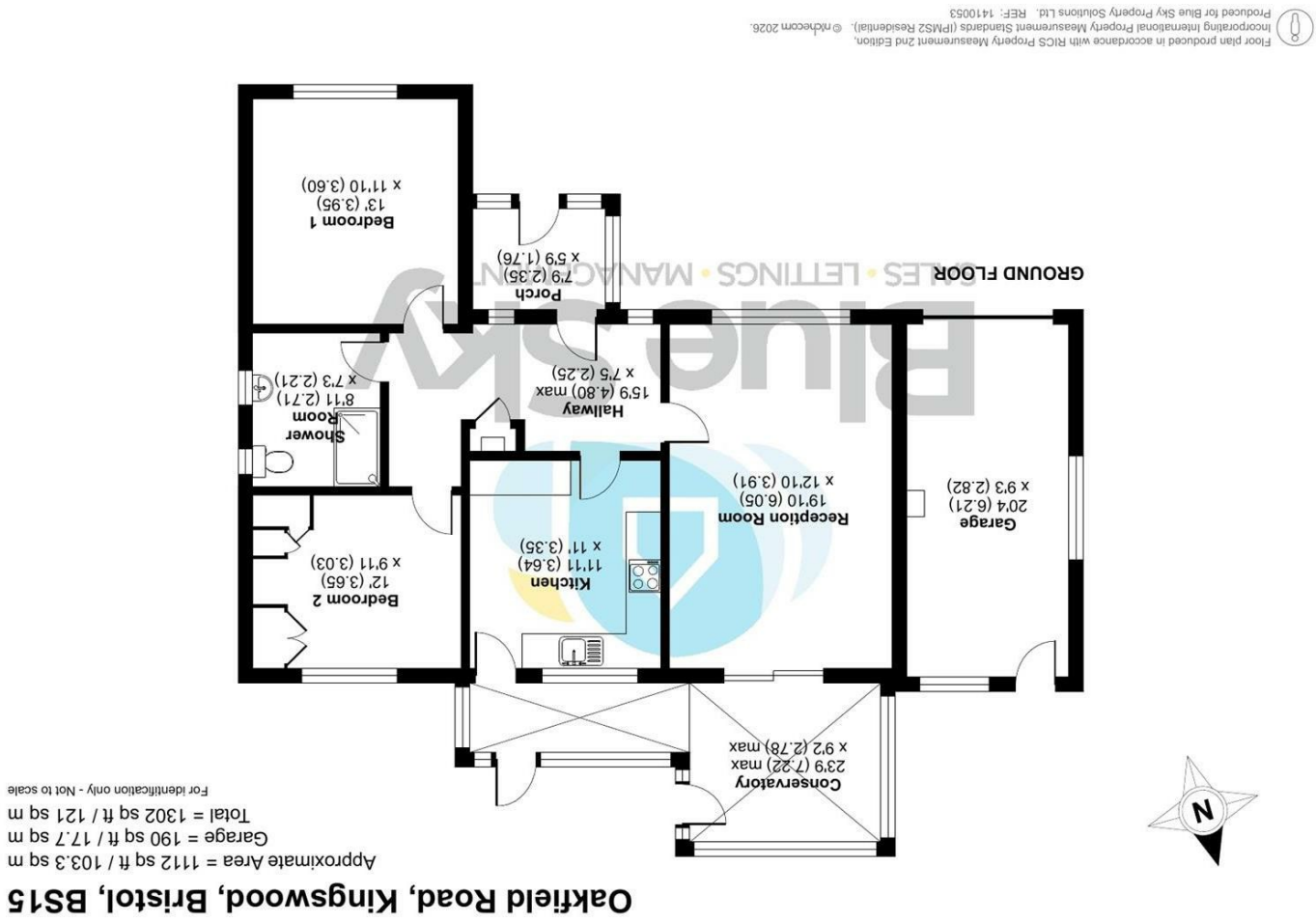
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The Important Bit!
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't 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.

0117 9328165
info@bluesky-property.co.uk
28 Ellacombe Road, Bristol, BS30 9BA
www.bluesky-property.co.uk





Council Tax Band: D | Property Tenure: Freehold

DETACHED BUNGALOW WITH 2 DOUBLE BEDROOMS LOCATED ON OAKFIELD ROAD IN KINGSWOOD!! This delightful bungalow offers a perfect blend of comfort and convenience. Built in 1968, this well-maintained property spans an impressive 883 square feet, providing ample space for modern living. The bungalow features two generously sized double bedrooms, ideal for families or those seeking extra room for guests. The layout includes two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The kitchen is functional and well-equipped, catering to all your culinary needs. One of the standout features of this property is the extensive driveway, which accommodates up to five vehicles, ensuring that parking is never a concern. The low maintenance enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings without the hassle of extensive upkeep. Offered with no onward chain, this bungalow presents a fantastic opportunity for buyers looking to move in swiftly and start enjoying their new home. Whether you are a first-time buyer, a downsizer, or seeking a peaceful retreat, this property is sure to impress. Don't miss the chance to make this charming bungalow your own in the desirable area of Kingswood.



Porch
7'9" x 5'9" (2.36m x 1.75m)
uPVC double glazed door into porch, double glazed windows and roof.

Hallway
15'9" x 7'5" (4.80m x 2.26m)
Door into hallway, obscure windows to front, storage cupboard housing gas combi boiler, radiator, loft access.

Lounge
19'10" x 12'10" (6.05m x 3.91m)
Double glazed window to front, double glazed sliding doors to conservatory, radiators x2, electric fireplace.

Kitchen
11'11" x 11' (3.63m x 3.35m)
Double glazed window and door to conservatory, kitchen consists of matching wall and base units with worktops, stainless steel sink with mixer taps & drainer, extractor hood, part tiled walls, wood effect flooring, radiator, space for the following appliances:- electric cooker, fridge/freezer & washing machine.

Conservatory
23'9" x 9'2" (7.24m x 2.79m)
2x double glazed doors to rear garden, double glazed windows surround, perspex roof, radiators x2.

Bedroom 1
13' x 11'10" (3.96m x 3.61m)
Double glazed window to front, radiator.

Bedroom 2
12' x 9'11" (3.66m x 3.02m)
Double glazed window to rear, radiator, fitted wardrobes and chest of drawers.

Shower Room
8'11" x 7'3" (2.72m x 2.21m)
2x obscured double glazed windows to side, walk in shower cubicle, wash hand basin, W.C, extractor fan, heated towel rail.

Front / Driveway
Driveway parking for four cars, dual side access to rear, gravel garden with shrubs, brick walls enclosing, outside lighting, water tap to side.

Rear Garden
Low maintenance mature rear garden, mostly patio with raised borders, shrubs and trees, brick walls enclosing, dual side access to front, outside lighting, door into garage.

Garage
20'4" x 9'3" (6.20m x 2.82m)
Up and over door, window to side and rear, door to rear garden, power and lighting.



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	50	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

