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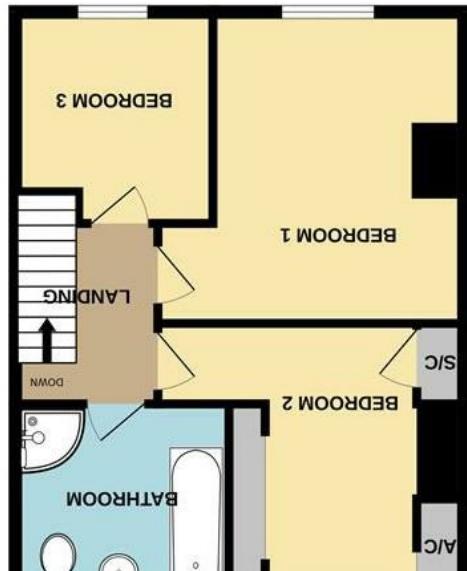
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Get in touch to arrange a viewing:

The logo for Blue Sky, featuring the word "Blue" in a blue sans-serif font above the word "Sky" in a larger, bold blue sans-serif font. Below the text is a graphic element consisting of a blue circle with a white shield-like shape inside, and a yellow curved shape at the bottom left.



1ST FLOOR

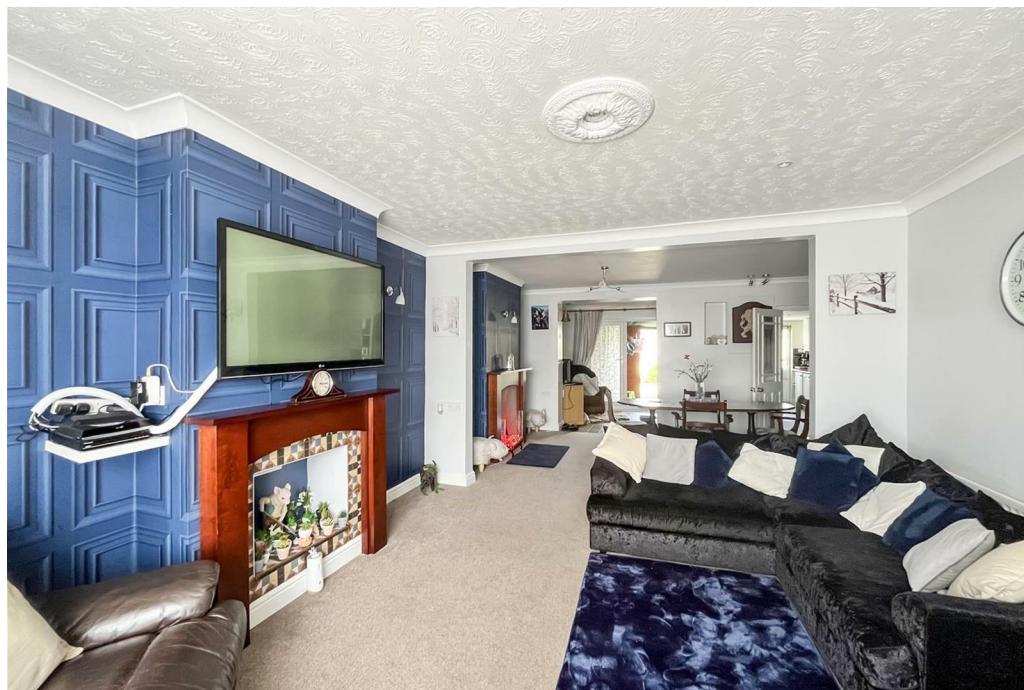


GROUND FLOOR



36 Wilshire Avenue, Hanham, Bristol, BS15 3QT

£325,000



Council Tax Band: B | Property Tenure: Freehold

Ready to be **WOWED** by the space on offer!! Located on Wilshire Avenue in the desirable area of Hanham, you find this fantastic home which has been extended and lovingly improved and maintained by the current owner. A real gem which is certainly worth viewing! Location is ideal as local amenities, school and good road links are not too far away. The accommodation comprises: entrance hall, lounge, dining room, kitchen/breakfast room and utility area to the ground floor. To the first floor you will find three good size bedrooms and bathroom. Externally the property boasts a front garden, rear garden and a garage to the rear of the property. So what you waiting for? Call today!



Entrance Hall

13'0" x 5'11" (3.96m x 1.80m)

Double glazed door and window to front, wall cupboard housing fuse board, understairs storage area with cupboards, spotlights, radiator, stairs to first floor landing.

Lounge

14'6" into bay x 13'1" (4.42m into bay x 3.99m)

Double glazed bay window to front, open fire recess and surround, radiator, spotlights.

Dining Room

9'7" x 19'3" max (2.92m x 5.87m max)

Open to lounge and kitchen/breakfast room, open fire with surround.

Kitchen/Breakfast Room

16'10" n/t 8'2" x 18'8" n/t 6'7" (5.13m n/t 2.49m x 5.69m n/t 2.01m)

Double glazed French doors to utility area, double glazed window to utility area, double glazed door and window to rear garden, L shaped, two radiators, wall and base units, worktops, sink with drainer, tiled splashbacks, space for dishwasher, space for fridge, space for gas range cooker, cooker hood, inset lights, spotlights, loft access for maintenance.

Utility Area

7'7" x 11'6" (2.31m x 3.51m)

Door to rear garden, double glazed french doors to breakfast room, space for tumble dryer, space for washing machine, space for fridge freezer, power and lights, of timber construction and a tiled roof.

First Floor Landing

8'8" max x 5'11" (2.64m max x 1.80m)

Loft access (drop down ladder, part boarded and light), ceiling coving.

Bedroom One

12'8" x 13'3" max (3.86m x 4.04m max)

Double glazed window to front, radiator, hanging rails.

Bedroom Two

9'7" max x 13'3" max (2.92m max x 4.04m max)

Double glazed window to rear, open built in wardrobe, radiator, cupboard with shelves, open cupboard with gas combi boiler.

Bedroom Three

7'11" max x 8'11" max (2.41m max x 2.72m max)

Double glazed window to front, radiator, ceiling coving.

Bathroom

6'8" x 8'0" (2.03m x 2.44m)

Two double glazed windows to rear, W.C, wash hand basin, enclosed bath, shower cubicle, heated towel rail, inset lights, part tiled walls.

Front Garden

Pathway to front door, lawn, shrubs, outside tap, patio.

Rear Garden

Enclosed, outside tap, decking area, astro turf, raised planters with shrubs, pathway to garage, rear decking area, steps up to garage side door.

Garage

19'0" n/t 7'4" x 13'2" n/t 9'4" (5.79m n/t 2.24m x 4.01m n/t 2.84m)

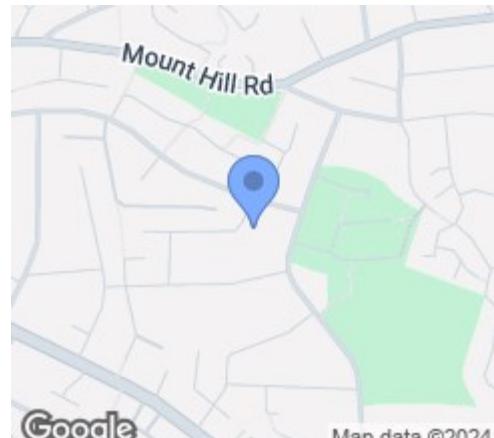
Accessed via rear lane, up and over door, two double glazed windows, double glazed door to rear garden, power and light, fuse board, L shaped.

Agent Note

The vendor advised they have access over the rear lane to access the garage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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	



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