

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
stated. They are offered for warranty or service certificates,
or asked for warranties, equalities, fixtures or fittings listed,
or services have been switched off/disconnected.
If services have been switched off, it is at your own risk.
Prior to exchange of contracts, please be aware that
to satisfy yourself as to their working order and condition,
you need to come through or property or make a formal offer.
If services are disconnected, charges may apply, if you wish to
reconnect them, you will be asked to provide proof of
their ability to fund the purchase and identification to
intending purchasers will be asked to provide proof of
comply with money laundering regulations and we ask
for your co-operation in order to avoid delay in agreeing
the sale.

Made with Metropix 62025

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

www.bluesky-property.co.uk

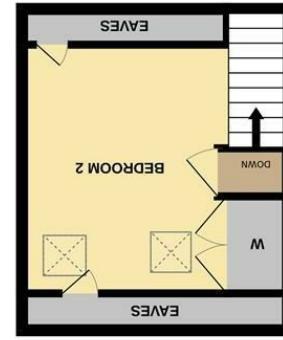
See all of our amazing properties
and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

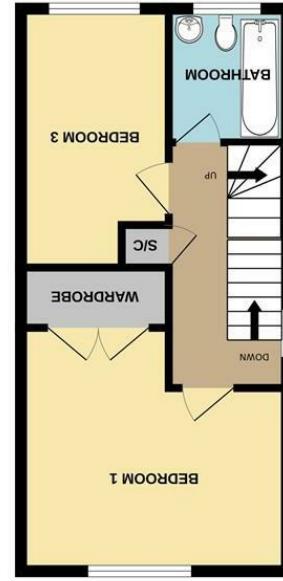
info@bluesky-property.co.uk

0117 9328165

Get in touch to arrange a viewing!
Like what you see?



2ND FLOOR



1ST FLOOR



GROUND FLOOR





Council Tax Band: C | Property Tenure: Freehold

MORE THAN MEETS THE EYE!! Located in the ever popular area of Hanham in Bristol you will find this superb home offering spacious accommodation over three floors! Situated on a corner plot the property boasts a front, side and rear garden, perfect for enjoying the outdoors! Location is ideal as Hanham High Street is within walking distance as well as bus stops, school and good road links to the city! Well presented throughout, this home must be viewed! The accommodation comprises: entrance hall, cloakroom, lounge, kitchen and dining area to the ground floor. The first floor offers bedroom one, bedroom three and the main bathroom. The second floor boasts bedroom two with skylight windows. Externally you will find the lovely gardens and parking. Don't miss out!!



Entrance Hall

8'8" x 3'4" (2.64m x 1.02m)
Double glazed door to front, fuse board, radiator, double glazed window to side, stairs to first floor landing.

Cloakroom

4'8" x 2'10" (1.42m x 0.86m)
Double glazed window to front, fuse board, radiator, WC, wash hand basin with vanity, part tiled walls.

Lounge

19'6" n/t 14'5" x 12'10" n/t 5'10" (5.94m n/t 4.39m x 3.91m n/t 1.78m)
Double glazed windows to front and side, radiator.

Kitchen

7'11" x 12'10" (2.41m x 3.91m)
Double glazed window to rear, wall unit housing gas combi boiler, open to dining area, wall and base units, worktops, tiled splashbacks, sink and drainer, extractor fan, electric hob, double oven, breakfast bar, integral fridge/freezer, space for washing machine, integral dishwasher.

Dining Area

9'8" x 7'8" (2.95m x 2.34m)
Double glazed door to side, double glazed windows to rear and side, tiled flooring, electric heater.

First Floor Landing

12'2" x 5'8" (3.71m x 1.73m)
Double glazed window to side, radiator, storage cupboard, stairs to second floor landing.

Bedroom One

11'11" max x 12'10" max (3.63m max x 3.91m max)
Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three

10'11" max x 6'10" n/t 4'8" (3.33m max x 2.08m n/t 1.42m)
Double glazed window to front, radiator.

Bathroom

6'7" x 5'11" (2.01m x 1.80m)
Double glazed window to front, WC, wash hand basin with vanity, enclosed bath with shower over, shower screen, feature radiator, shaver point, part tiled walls.

Second Floor Landing

3'0" x 2'9" (0.91m x 0.84m)
Door to bedroom two.

Bedroom Two

13'10" x 12'11" n/t 9'10" (4.22m x 3.94m n/t 3.00m)
Two skylight windows to rear, radiator, built in wardrobe, access to eaves storage.

Front Garden

Steps down to gated access, pathway to front door and side gate, mature shrubs.

Rear Garden

Enclosed rear garden, steps down from dining area, outside tap, side and rear gate, area to side laid to astro turf, lawn area and mature shrubs, tree, two sheds.

Parking

Driveway parking located opposite the rear of the property. Tree and lawn.



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		
England & Wales	EU Directive 2002/91/EC	

