



18 Cedar Close, Oldland Common, Bristol, BS30 9PY
Offers In Excess Of £180,000



Like what you see?

Get in touch to arrange a viewing!

📞 0117 9328165

✉ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

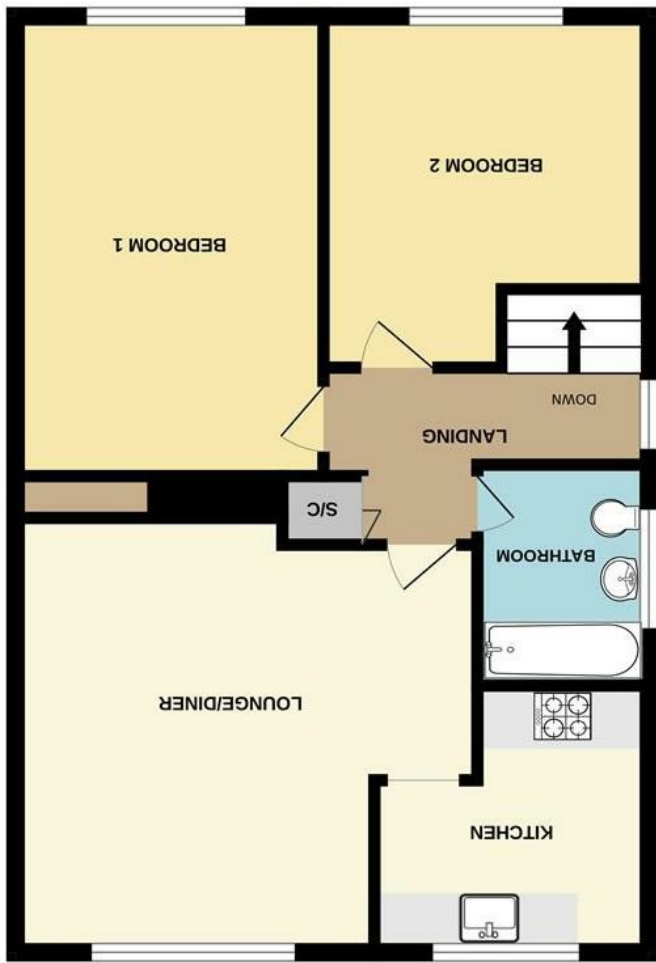
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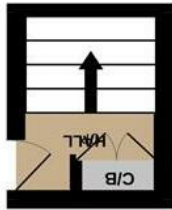
Don't forget to register and stay ahead
of the crowd.

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/drainaged 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.



1ST FLOOR



GROUND FLOOR

Made with Mapbox ©2025



Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN!! TWO DOUBLE BEDROOMS!! REAR GARDEN!! Blue Sky are delighted to offer for sale this fantastic two bedroom maisonette located on Cedar Close in Oldland Common. The property is ideally located close to local amenities in the area, bus stops and local schools. The current vendor has presented this home to a good standard and it is all set to move in to!! The accommodation comprises: entrance hall, stairs to the first floor landing with storage cupboard, lounge/diner, kitchen, two double bedrooms and the main bathroom. Externally the property boasts a rear garden and outbuilding. Must view home!! Call today!!



Entrance Hall

3'6" x 3'4" to bottom stair (1.07m x 1.02m to bottom stair)
Double glazed door to side, stairs to first floor landing, wall cupboard housing fuse board and meters.

First Floor Landing

6'7" n/t 3'0" x 10'8" n/t 2'10" (2.01m n/t 0.91m x 3.25m n/t 0.86m)
Double glazed window to side, radiator, storage cupboard.

Lounge/Diner

13'11" n/t 5'10" x 14'8" n/t 11'3" (4.24m n/t 1.78m x 4.47m n/t 3.43m)
Radiator, double glazed window to rear, fire surround, fire surround, base storage.

Kitchen

6'9" max x 8'11" (2.06m max x 2.72m)
Double glazed window to rear, wall and base units with worktops over, tiled splashbacks, space for fridge freezer, stainless steel sink, cooker hood, electric hob and oven, space for washing machine, space for slimline dishwasher.

Bedroom One

14'7" x 9'9" (4.45m x 2.97m)
Double glazed window to front, radiator.

Bedroom Two

11'2" n/t 7'0" x 10'4" n/t 7'0" (3.40m n/t 2.13m x 3.15m n/t 2.13m)
Double glazed window to front, L shape, radiator, loft access (ladder, boarded, light, gas combi boiler).

Bathroom

5'5" x 6'8" (1.65m x 2.03m)
Double glazed window to side, extractor fan, W.C, wash hand basin and vanity, heated towel rail, part tiled walls, enclosed bath with shower head off taps, shower screen.

Front

Access via shared pathway, canopy over front door.

Rear Garden

Accessed via shared pathway, garden to rear of the path, two outbuildings, patio, gravel, planters, area laid to earth.

Agent Note

We have been advised by the vendor that there is approx 934 years remaining on the lease. The ground rent is £9 per year.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 76 |
| (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 | |

