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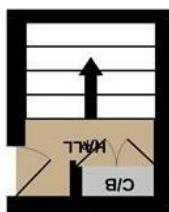
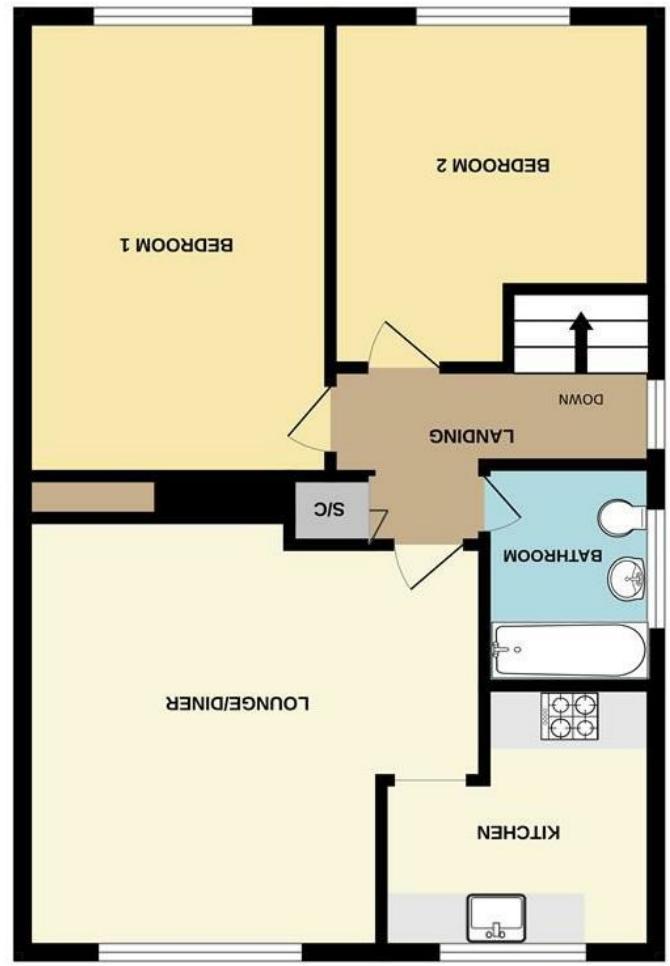
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28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing.

Like what you see?



18 Cedar Close, Oldland Common, Bristol, BS30 9PY

Offers In Excess Of £180,000



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.

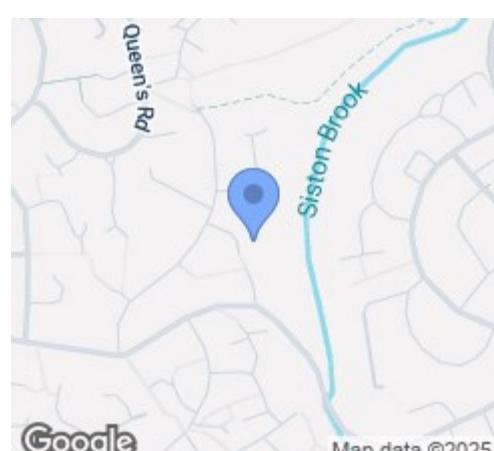
Agent Note

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	73	76
(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	



The Property
Ombudsman



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