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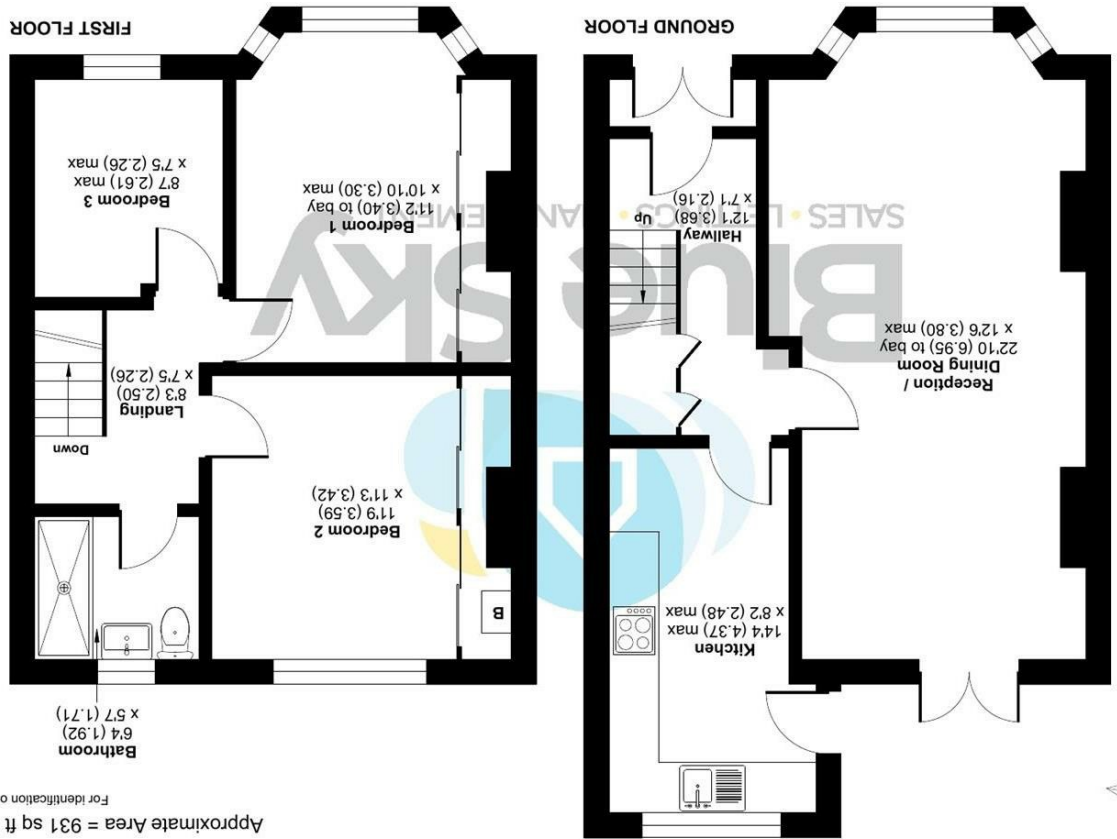
The Important Bit!

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. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed. They are offered on an 'as seen' basis. We 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/drain 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.

Clovelly Road, Bristol, BS5

Approximate Area = 931 sq ft / 86.5 sq m

For identification only - Not to scale



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Incorporating International Property Measurement Standards (IPMS2 Residential). © Rdkteam 2026.



28 Clovelly Road, St George, Bristol, BS5 7LS

Offers In Excess Of £350,000



Council Tax Band: C | Property Tenure: Freehold

IMPRESSIVE HOME!! Located on Clovelly Road in the charming area of St George, Bristol, this beautifully presented mid-terrace house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The inviting lounge/diner provides a warm and welcoming atmosphere and the kitchen offers a fantastic place to cook! The modern shower room adds a touch of contemporary style, ensuring that your daily routines are both comfortable and efficient. The property also boasts a good-sized rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the double driveway provides ample parking for two vehicles, a valuable feature in this bustling area. Situated close to local amenities, school and with excellent access to the city, this home is perfectly positioned. Don't miss the chance to make this charming residence your own.



Porch
Double glazed French doors and window to front.

Hall
12'1 x 7'1 (3.68m x 2.16m)
Doors and window to front with stain glass panels, radiator, stairs to first floor, under stairs storage cupboard housing gas and electric meters and fuse board, additional under stairs storage cupboard.

Lounge/Diner
22'10 to bay x 12'6 max (6.96m to bay x 3.81m max)
Lounge Area with double glazed bay window to front, radiator, open fire (boarded off), open to dining area. Dining Area, Double glazed French doors to rear, open to lounge, radiator.

Kitchen
14'4 max x 8'2 max (4.37m max x 2.49m max)
Double glazed door and double glazed windows to rear, a range of wall and base units with work tops over, tiled splash backs, sink and drainer, space for gas cooker, cooker hood, space for fridge/freezer, radiator, space for washing machine, space for dishwasher, wood effect flooring.

First Floor Landing
8'3 x 7'5 (2.51m x 2.26m)
Loft access which is part boarded.

Bedroom One
11'2 to bay x 10'10 max (3.40m to bay x 3.30m max)
Double glazed bay window to front, radiator, built-in wardrobes with sliding doors, wood effect flooring.

Bedroom Two
11'9 x 11'3 (3.58m x 3.43m)
Double glazed window to rear, radiator, wood effect flooring, spot lights, built-in wardrobe with sliding doors (housing gas combination boiler).

Bedroom Three
8'7 max x 7'5 max (2.62m max x 2.26m max)
Double glazed window to front, radiator.

Shower Room
6'4 x 5'7 (1.93m x 1.70m)
Double glazed window to rear, vanity wash hand basin, W.C, double shower cubicle, feature radiator, tiled walls and floor.

Rear Garden
Two patio areas, outside tap, shed, plants and shrubs, lawn area, hedge, rear access gate leading to pedestrian pathway.

Front Driveway
Driveway parking for two cars.



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

