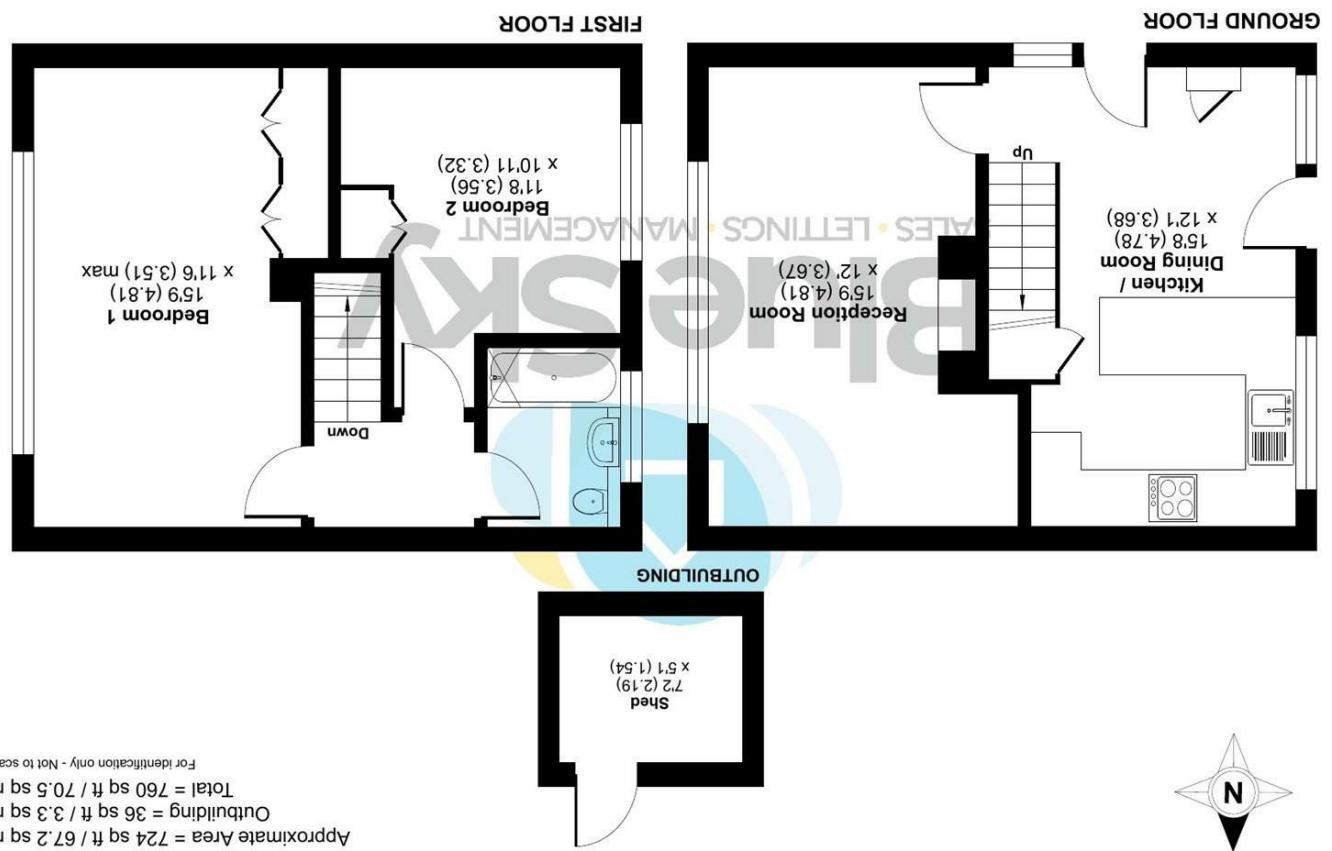


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The logo for Blue Sky Sales & Lettings Management. It features the company name 'Blue Sky' in a large, bold, white sans-serif font. Below the text is a stylized graphic element consisting of three overlapping semi-circles in light blue, teal, and white, with a small yellow triangle pointing towards the bottom left. To the right of the graphic, the words 'SALES • LETTINGS • MANAGEMENT' are written in a smaller, white, all-caps sans-serif font.



21 Far Handstones, Cadbury Heath, Bristol, BS30 8AR

Offers In Excess Of £270,000



Council Tax Band: B | Property Tenure: Freehold

BEAUTIFULLY PRESENTED!! Blue Sky are pleased to offer for sale this fantastic two bedroom semi-detached home located on Far Handstones in Cadbury Heath. The property is within easy access to ring road connections, schools and other amenities of the area, it is ideally placed! The current vendor has greatly improved this home over their ownership, making this home ready to move in!! This property boasts an entrance hall which opens to the kitchen/diner and lounge to the ground floor. On the first floor can be found two good size bedrooms and bathroom with modern suite. Externally the property offers a front driveway and a good size rear garden with lawn area and outbuilding. Call now to view before it's gone!!



Hall

Double glazed door to side, stairs to first floor, open to kitchen/diner.

Lounge

15'9" x 12'0" (4.80m x 3.66m)

Double glazed window to front, radiator, feature fireplace with electric log burner.

Kitchen/Diner

15'8" x 12'1" (4.78m x 3.68m)

Two double glazed windows to rear, cupboard housing fuse board, double glazed door to rear, recessed spotlights, recessed cupboard, range of wall and base units, worktops, space fridge/freezer, tiled splash backs, double oven, gas hob, cooker hood, space and plumbing for washing machine, 1 1/2 bowl sink with drainer, wall mounted gas combi boiler, feature radiator, under stairs storage cupboards.

Landing

Doors to all first floor rooms, loft access (ladder, light and part boarded).

Bedroom One

15'9" x 11'6" max (4.80m x 3.51m max)

Double glazed window to front, built in wardrobes, radiator.

Bedroom Two

11'8" max x 10'11" max (3.56m max x 3.33m max)

Double glazed window to rear, storage cupboard over stairs, radiator.

Bathroom

Double glazed obscure window to rear, spotlights, extractor, bath with shower over and mixer tap, shower screen, wash hand basin with vanity unit, W.C., heated towel rail, part tiled walls.

Front Driveway

Parking for two cars to front, side gate to rear garden. Plus shared driveway between both houses.

Rear Garden

Enclosed by fencing, lawn, flower bed border, side access gate to front, seating area, outside tap and electric socket.

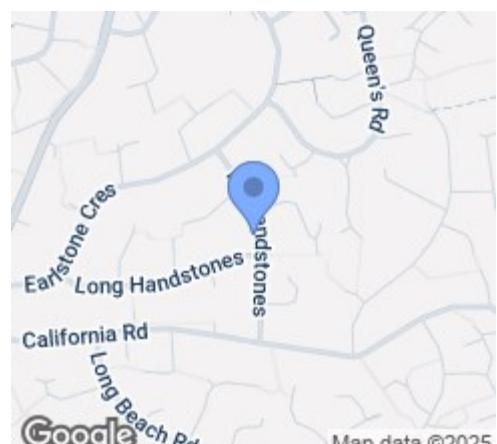
Outbuilding/Shed

Door to front, light and power.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		60
(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	



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