



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 in the 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/drainage 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.

**The Important Bit**

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

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**Get in touch to arrange a viewing!**

**Like what you see?**





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                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 60      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

