



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/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.

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 28 Ellacombe Road, Bristol, BS30 9BA

 info@bluesky-property.co.uk

 T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR



Council Tax Band: B | Property Tenure: Freehold

NO CHAIN!! WELL PRESENTED EXTENDED HOME!! Blue Sky are delighted to offer for sale this superb extended semi-detached home located on Anchor Road in Kingswood. The property offers easy access to local amenities, schools and ring road connections. Offered for sale with no chain this home is all set to move into!! The accommodation comprises entrance porch, entrance hall, lounge, dining room, kitchen, snug and downstairs cloakroom. The first floor boasts three bedrooms and the main bathroom with bath and shower cubicle. Externally you will find driveway parking to front, rear garden, rear parking and rear garage. Sure to be popular, call today to arrange your viewing!!



Porch
2'2" x 7'11" (0.66m x 2.41m)
Double glazed window to front, double glazed French doors to front, tiled flooring, power sockets.

Entrance Hall
10'11" x 5'4" (3.33m x 1.63m)
Door to front, radiator, wall cupboard housing fuse board, under stairs storage area, stairs to first floor landing.

Kitchen
17'4" max x 6'10" n/t 5'11" (5.28m max x 2.08m n/t 1.80m)
Double glazed window to rear, wall and base units, worktops, electric oven and hob, sink with drainer, splashbacks, cupboard housing gas combi boiler, integrated washing machine, integrated fridge, integrated fridge, integrated slimline dishwasher, tiled flooring, feature radiator, open to dining room.

Lounge
12'9" x 11'1" max (3.89m x 3.38m max)
Double glazed window to front, radiator, electric fire with surround.

Dining Room
11'3" x 10'0" (3.43m x 3.05m)
Radiator, French doors to lounge, breakfast bar, open to kitchen and snug.

Snug
7'11" max x 5'1" (2.41m max x 1.55m)
Double glazed French doors to rear garden, skylight, radiator, door to cloakroom.

Cloakroom
6'2" x 3'0" max (1.88m x 0.91m max)
Double glazed window to rear, W.C, wash hand basin, heated towel rail, extractor fan, part tiled walls, tiled flooring.

First Floor Landing
9'3" max x 7'0" max (2.82m max x 2.13m max)
Double glazed window to side, loft access (drop down ladder, light).

Bathroom
11'1" max x 6'9" n/t 5'10" (3.38m max x 2.06m n/t 1.78m)
Double glazed window to rear, W.C, wash hand basin, enclosed bath, shower cubicle, heated towel rail, extractor fan, tiled walls, tiled floor, spotlights.

Bedroom One
11'4" x 10'9" max (3.45m x 3.28m max)
Double glazed window to rear, radiator, two built in wardrobes.

Bedroom Two
10'2" x 9'8" max (3.10m x 2.95m max)
Double glazed window to front, radiator.

Bedroom Three
7'11" max x 6'11" max (2.41m max x 2.11m max)
Double glazed window to front, radiator, storage cupboard with shelves.

Front Driveway
Block paved driveway, gated side access to rear garden.

Rear Garden
Enclosed, decking area, patio area, outside tap, shrubs, gravel area, steps up, rear patio, outside power, hardstanding and gravel area for additional parking via double gates. Rear parking accessed via rear lane.

Garage
Up and over door to front, door to side, lighting, eaves storage. Garage is accessed via rear lane.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

