

The important **bit** is that you have carefully prepared these particulars to provide you with a fair and reliable description of 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 prior to exchange of contracts. Please also be aware that if services have been switched off, disconnected or altered, or if there is a change of service provider, you will need to make a formal offer, down, reconnection charges may apply. If you wish to withdraw, record a formal offer, disconnection/dismantle charges will be asked to provide proof of their ability to fund the purchase and intend to complete with money laundering regulations to avoid delay in agreeing your co-operation in order to avoid asking us for all negotiations. You need to come through this property or make a formal offer, express an interest in this property or make a formal offer, down, record a formal offer, disconnection/dismantle charges will be asked to provide proof of their ability to fund the purchase and intend to complete with money laundering regulations to avoid delay in agreeing your co-operation in order to avoid asking us for all negotiations.

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

www.bluesky-property.co.uk

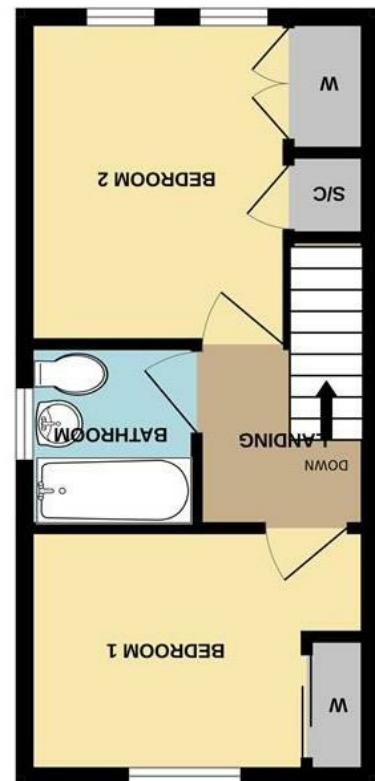
See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

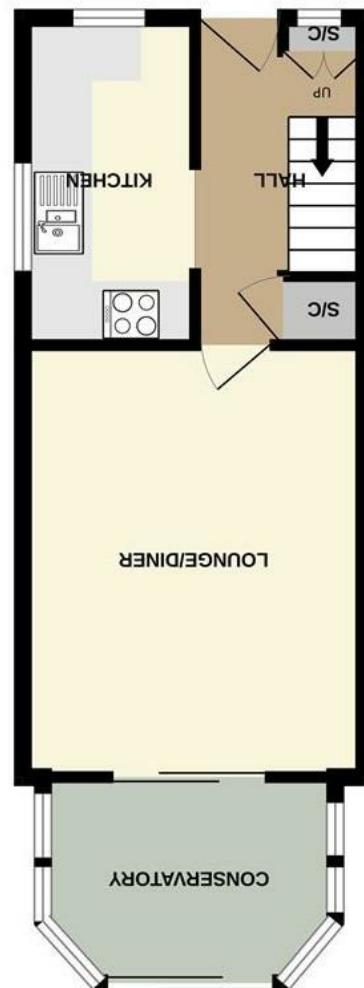
info@bluesky-property.co.uk

Get in touch to arrange a viewing!

The logo for Blue Sky Solutions features the word "Blue" in a blue sans-serif font above the word "Sky" in a larger, bold white sans-serif font. Below "Sky" is a stylized graphic consisting of three overlapping semi-circles in blue, teal, and yellow, with a white shield icon in the center.



1ST FLOOR



GROUND FLOOR



20 Gilroy Close, Longwell Green, Bristol, BS30 9YT
Offers In Excess Of £290,000



Council Tax Band: B | Property Tenure: Freehold

STUNNING TWO BEDROOM HOME!! Blue Sky are thrilled to offer for sale this beautifully presented two bedroom home located on the ever popular road of Gilroy Close in Longwell Green. The property is ideally located close to local amenities, ring road connections, school and Willsbridge Mill. The accommodation comprises: entrance hall, lounge/diner, conservatory and kitchen to the ground floor. To the first floor can be found two good size bedrooms (both with built in storage) and the main bathroom. Externally the property boasts a front and rear garden, garage located next to the property and driveway parking. A must view home!! Don't miss out!!



Entrance Hall

11'4" x 5'8" (3.45m x 1.73m)
Double glazed door and window to front, feature radiator, under stairs storage cupboards, base cupboard housing meters and fuse board, laminate flooring, stairs to first floor landing.

Kitchen

10'11" x 5'10" (3.33m x 1.78m)
Double glazed window to front and side, wall and base units, worktops, 1 1/2 bowl sink with drainer, electric hob, electric oven, cooker hood, tiled splashbacks, space for washing machine, space for fridge/freezer.

Lounge/Diner

14'1" x 11'10" (4.29m x 3.61m)
Double glazed patio doors to conservatory, feature radiator, feature electric fire, laminate flooring.

Conservatory

6'11" x 9'9" (2.11m x 2.97m)
Of UPVC construction, double glazed windows, double glazed patio doors to garden, tiled effect flooring.

First Floor Landing

6'5" x 5'10" (1.96m x 1.78m)
Loft access (drop down ladder, light, part boarded).

Bedroom One

8'11" max x 11'10" max (2.72m max x 3.61m max)
Double glazed window to rear, radiator, built in wardrobe with sliding doors.

Bedroom Two

9'3" x 8'7" (2.82m x 2.62m)
Two double glazed windows to front, radiator, over stairs storage cupboard, built in wardrobe with gas combi boiler.

Bathroom

5'7" x 6'2" (1.70m x 1.88m)
Double glazed window to side, enclosed bath with shower over, shower screen, W.C., wash hand basin with vanity, heated towel rail, extractor fan, tiled walls, tiled flooring, spotlights.

Front Garden

Pathway to front door, canopy over, gravel, shrubs, outside tap, gated side access.

Rear Garden

Gated side access, enclosed, pathway, decking area, border of plants, shed.

Garage

Up and over door to front, side door, power and light, eaves storage.

Driveway

Parking for one car in front of the garage.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(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	

