





SALES • LETTINGS • MANAGEMENT

Blue Sky

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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, 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.

Ludlow Close, Willsbridge, Bristol, BS30

Approximate Area = 841 sq ft / 78.1 sq m
For identification only - Not to scale

GROUND FLOOR

- Lounge: 17'9" (5.40) x 11'7" (3.54)
- Kitchen: 9'2" (2.80) x 7'10" (2.10)
- Utility Area: 8'2" (2.49) x 4'11" (1.50)
- Hallway: 9'2" (2.80) x 2'10" (0.61)
- Dining Area: 11'7" (3.54) x 8'2" (2.49) max

FIRST FLOOR

- Bedroom 2: 13'6" (4.11) x 8'10" (2.68)
- Bedroom 1: 15'6" (4.73) x 11'7" (3.54) max
- Bathroom: 8'8" (2.64) x 5'8" (1.73)
- Landing: 8'8" (2.65) x 8'5" (2.56)

North arrow pointing towards the top right.

Produced for Blue Sky Property Solutions Ltd. REF: 1344182
Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhome 2025.

94 Ludlow Close, Willsbridge, Bristol, BS30 6HA

Offers In Excess Of £260,000



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Council Tax Band: B | Property Tenure: Freehold

SPACIOUS HOME!! Blue Sky are delighted to offer for sale this fantastic two double bedroom home located on the desirable cul-de-sac of Ludlow Close in Willsbridge. This location offers good access to the local primary school, local amenities in the area and good road links to Bath and Keynsham. The accommodation comprises: entrance hall, kitchen to front, spacious lounge to rear with access to the rear garden, the former garage is now a good size dining area and utility area. On the first floor you will find two double bedrooms and bathroom. Externally the property offers a front driveway and rear garden. Sure to attract quick interest, make sure this home is at the top of your to view list!!



Hall
9'2" x 2'10" (2.79m x 0.86m)
Double glazed door to front, wood effect flooring.

Lounge
17'9" x 11'7" (5.41m x 3.53m)
Double glazed window to rear, stairs to first floor landing, radiator, under stairs storage cupboard, wood effect flooring, double glazed French doors to rear.

Kitchen
9'2" x 6'0" (2.79m x 1.83m)
Double glazed window to front, wall and base units with worktops over, tiled splashbacks, sink and drainer, cooker hood, gas hob, electric oven, space for fridge/freezer, space for dishwasher, space for washing machine.

Dining Area
11'7" max x 8'2" max (3.53m max x 2.49m max)
Double glazing window to front, radiator, door to utility area, wood effect flooring, fuse board.

Utility Area
8'2" x 4'11" (2.49m x 1.50m)
Wall and base units with worktop over, light & power.

First Floor Landing
8'8" x 8'5" (2.64m x 2.57m)
Loft access, airing cupboard housing gas combi boiler.

Bedroom One
15'6" into bay x 11'7" max (4.72m into bay x 3.53m max)
Double glazed window to front, radiator.

Bedroom Two
13'6" x 8'10" (4.11m x 2.69m)
Two double glazed windows to rear, radiator, over stairs storage cupboard.

Bathroom
8'8" x 5'8" (2.64m x 1.73m)
Double glazed window to front, radiator, W.C, wash hand basin, tiled walls, enclosed bath with shower over, shower screen.

Front Garden/Driveway
Lawn area, pathway to front door, parking for one car.

Rear Garden
Enclosed rear garden, patio area, canopy, steps up to lawn area, fruit trees, shrubs, shed, rear access gate, outside power.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	81
EU Directive 2002/91/EC		

