





Like what you see?
Get in touch to arrange a viewing!

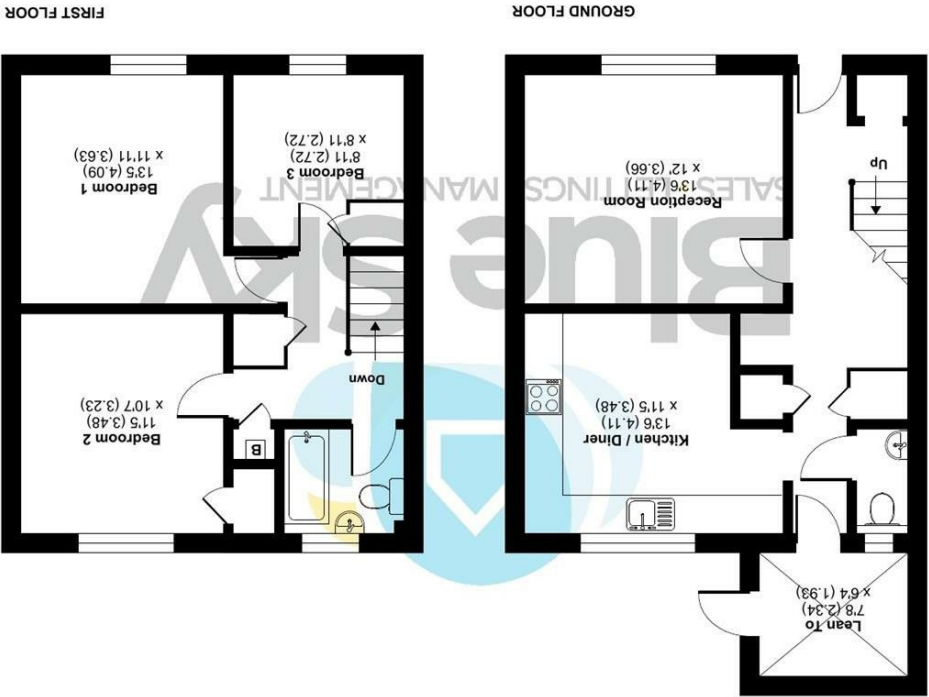
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The Important Bit!
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't 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/drain 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.

Gullybrook Lane, Bristol, BS5

Approximate Area = 1007 sq ft / 93.6 sq m
For identification only - Not to scale





Council Tax Band: B | Property Tenure: Freehold

SIMPLY STUNNING!! Blue Sky welcomes you to this superb three bedroom home located on Gullybrook Lane in Bristol offering spacious and well presented accommodation throughout! It will definitely impress! Location is ideal as local amenities are close by as well good road access to the city centre and train station. The current vendor has maintained and improved this home to high standard, all set to move into! The accommodation comprises: entrance hall with storage cupboards, lounge to front, kitchen/diner to rear, cloakroom and lean to/utility to the ground floor. The first floor boasts three good size bedroom and well presented bathroom. Externally you will find the enclosed front garden, rear garden and garage, garage is accessed via the rear road. Sure to be popular, call today to arrange your viewing!



Entrance Hall

Double glazed door to front, radiator, four storage cupboards, stairs to first floor landing, under stairs storage area.

Cloakroom

Double glazed window to rear, W.C, spotlights, wash hand basin with vanity, radiator, tiled walls.

Lounge

13'6" x 12'0" (4.11m x 3.66m)
Double glazed window to front, radiator, ceiling coving, smart lights via app.

Kitchen/Diner

13'6" x 11'5" (4.11m x 3.48m)
Double glazed window to rear, wall and base units with worktops over, tiled splashbacks, radiator, fuse board, electric oven and hob, cooker hood, 1 1/2 bowl sink and drainer, integral dishwasher, space for fridge/freezer, wine racks, smart lights via app.

Lean To/Utility

7'8" x 6'4" (2.34m x 1.93m)
Plumbing for washing machine, space for two additional appliances, wall units, worktop, double glazed door to garden, fuse to garage socket.

First Floor Landing

Loft access (part boarded, ladder), radiator, storage cupboard, airing cupboard housing gas combi boiler.

Bedroom One

13'5" x 11'11" (4.09m x 3.63m)
Double glazed window to front, radiator.

Bedroom Two

11'5" x 10'7" (3.48m x 3.23m)
Double glazed window to rear, radiator, built in storage cupboard.

Bedroom Three

8'11" x 8'11" (2.72m x 2.72m)
Double glazed window to front, radiator, over stairs storage cupboard.

Bathroom

Double glazed window to rear, heated towel rail, W.C, wash hand basin with vanity, spotlights, tiled walls, enclosed bath with shower over, shower screen.

Garage

Up and over door to front.

Rear Garden

Outside tap, sitting area, mainly laid to hardstanding, rear gate.

Front Garden

Enclosed front garden, gated access, canopy over front door, mainly laid to patio, borders of plants and shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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		

