

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/drailed 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.**

[www.bluesky-property.co.uk](http://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](mailto:info@bluesky-property.co.uk)

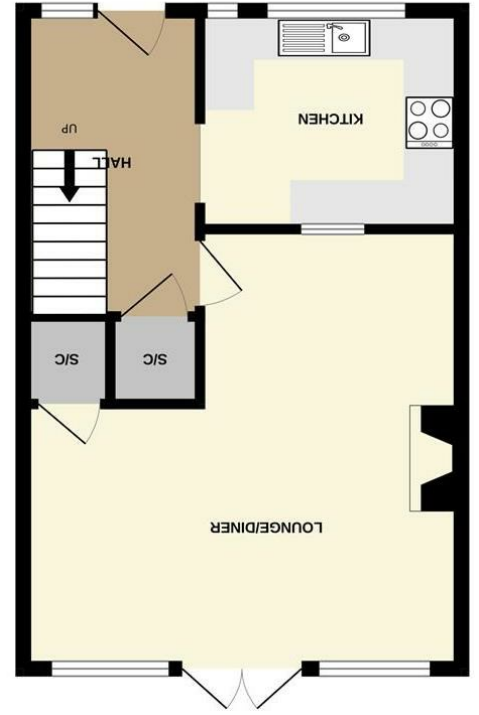
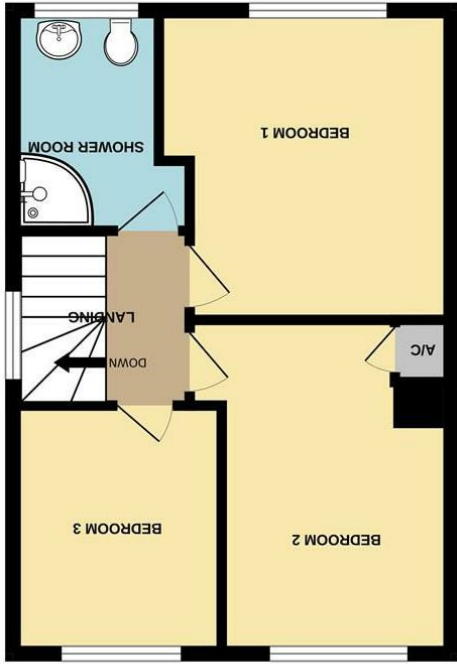
**T: 0117 9328165**

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

**Like what you see?**



Made with Mirograph ©2023



**12 Canvey Close, Horfield, Bristol, BS10 5DD**

**£325,000**







Council Tax Band: B | Property Tenure: Freehold

**THREE BEDROOMS!! SEMI-DETACHED HOME!! GARAGE!! CUL-DE-SAC LOCATION!! CLOSE TO AMENITIES!!** Blue Sky are thrilled to offer for sale this superb three bedroom home located on Canvey Close in Horfield. The current vendor has presented this home to a good standard but offers any potential buyer the opportunity to really make their mark. Potential to add driveway parking to front of the property, subject to planning permission. Location is ideal as local amenities are close by including school, park, Horfield common and Southmead Hospital. The accommodation comprises: entrance hall, kitchen to front and lounge/diner to rear. On the first floor you will find three bedrooms and shower room. Externally the property offers a front and rear garden and a single garage located in a block at the end of the cul-de-sac. The property also benefits from solar panels. Call today to arrange your viewing!



**Entrance Hall**

10'10" x 5'5" (3.30m x 1.65m)  
Double glazed door and window to front of the property, radiator, stairs to first floor landing, storage cupboard with shelf.

**Kitchen**

8'6" x 10'3" (2.59m x 3.12m)  
Two double glazed windows to front, radiator, archway to hall, wall and base units, worktops, tiled splashbacks, sink and drainer, electric cooker, fridge, freezer, space for washing machine, window opening to lounge/diner.

**Lounge/Diner**

16'7" n/t 9'10" x 16'1" n/t 10'3" (5.05m n/t 3.00m x 4.90m n/t 3.12m)  
L-shape room, radiator, two double glazed windows to rear of the property, double glazed French doors leading to the rear garden, electric fire, storage cupboard housing fuse board, meters and solar panel connections.

**First Floor Landing**

7'5" x 5'5" (2.26m x 1.65m)  
Double glazed window to side of the property, loft access via drop down ladder (loft partly boarded).

**Bedroom One**

12'4" max x 11'2" n/t 10'5" (3.76m max x 3.40m n/t 3.18m)  
Double glazed window to the front of the property, radiator.

**Bedroom Two**

12'2" max x 10'5" max (3.71m max x 3.18m max)  
Double glazed window to rear of the property, radiator, airing cupboard housing the gas combi boiler.

**Bedroom Three**

9'2" x 7'5" (2.79m x 2.26m)  
Double glazed window to rear of the property, radiator.

**Shower Room**

7'7" x 5'4" n/t 4'8" (2.31m x 1.63m n/t 1.42m)  
Double glazed window to the front of the property, radiator, partly tiled walls, WC, wash hand basin, shower cubicle, UPVC coverings.

**Front Garden**

Wall to front, lawn area, area laid to concrete, shrubs and hedge, gated side access.

**Rear Garden**

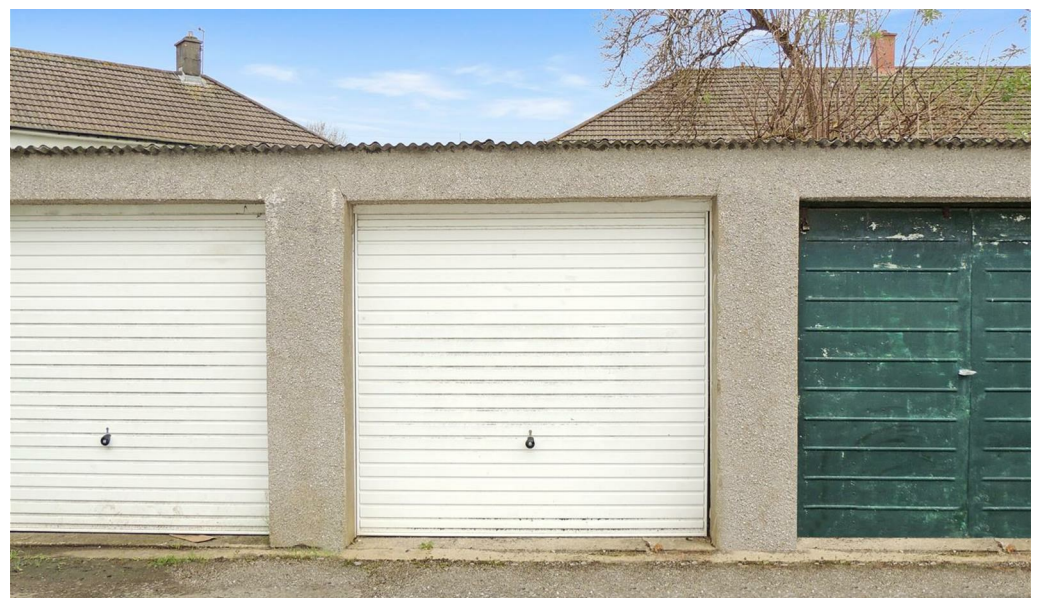
Patio area, side gate leading to side access, lawn area, shrubs and trees, shed and greenhouse.

**Garage**

Single garage in a block at the end of the road. Up and over garage door to the front. The garage is located in the right hand block and its the second garage up from the bottom.

**Agents Note**

The vendor has advised the solar panels are owned and not leased.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(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	

