

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/drainaged 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!

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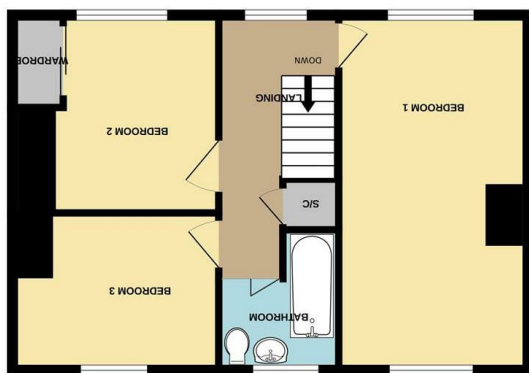
0117 9328165

Get in touch to arrange a viewing!

Like what you see?



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1ST FLOOR



GROUND FLOOR



73 Bedminster Road, Bedminster, Bristol, BS3 5NX

Offers In Excess Of £375,000





Council Tax Band: C | Property Tenure: Freehold

BEAUTIFULLY PRESENTED!! SPACIOUS THREE BEDROOM HOME!! PARKING!! FANTASTIC SIZE REAR GARDEN!! A MUST VIEW!! Blue Sky are thrilled to offer for sale this amazing three bedroom property located on Bedminster Road in Bedminster. The vendor has maintained and improved this property to a high standard, all set to move in to!! Location is ideal as local amenities are close by, as well as schools and offers great access to the city centre, ideal for commuters! The accommodation comprises: lounge, dining room, kitchen and utility to the ground floor. On the first floor you will find three superb size bedrooms and main bathroom. Outside boasts driveway parking to front for two cars and the rear garden offering a raised deck, lawn area and outbuilding/shed. This home must be viewed to appreciate all that is on offer!



Dining Room

12'3" max x 17'4" max (3.73m max x 5.28m max)
Double glazed window to front, double glazed door to front, radiator, stairs to first floor landing, feature fireplace with inset wood burner, storage cupboards housing fuse board and meters, wood effect flooring.

Kitchen

7'5" max x 14'5" max (2.26m max x 4.39m max)
Double glazed window to rear, double glazed door to rear, wall and base units, worktops, tiled splashback, sink and drainer, space for gas oven, space for fridge/freezer, display cabinets, spotlights, tile effect flooring.

Utility

6'7" x 2'4" (2.01m x 0.71m)
Double glazed window to rear, light and power, worktop, wall cladding, plumbing for washing machine.

Lounge

19'8" x 10'1" max (5.99m x 3.07m max)
Double glazed window to front, double glazed patio doors to rear, gas feature fire with surround, feature radiator.

First Floor Landing

13'7" x 5'11" (4.14m x 1.80m)
Double glazed window to front, storage cupboard with shelves, loft access (part boarded).

Bedroom One

18'11" x 10'1" max (5.77m x 3.07m max)
Double glazed windows to front and rear, two radiators.

Bedroom Two

10'1" x 11'0" into wardrobe (3.07m x 3.35m into wardrobe)
Double glazed window to front, radiator, wood effect flooring, fitted wardrobes with sliding doors housing gas combi boiler.

Bedroom Three

11'1" max x 8'5" max (3.38m max x 2.57m max)
Double glazed window to rear, radiator, wood effect flooring.

Bathroom

6'7" n/t 5'2" x 5'11" (2.01m n/t 1.57m x 1.80m)
Double glazed window to rear, WC, wash hand basin with vanity, part tiled walls, heated towel rail, enclosed bath with shower over and shower screen, part UPVC walls.

Front/Driveway

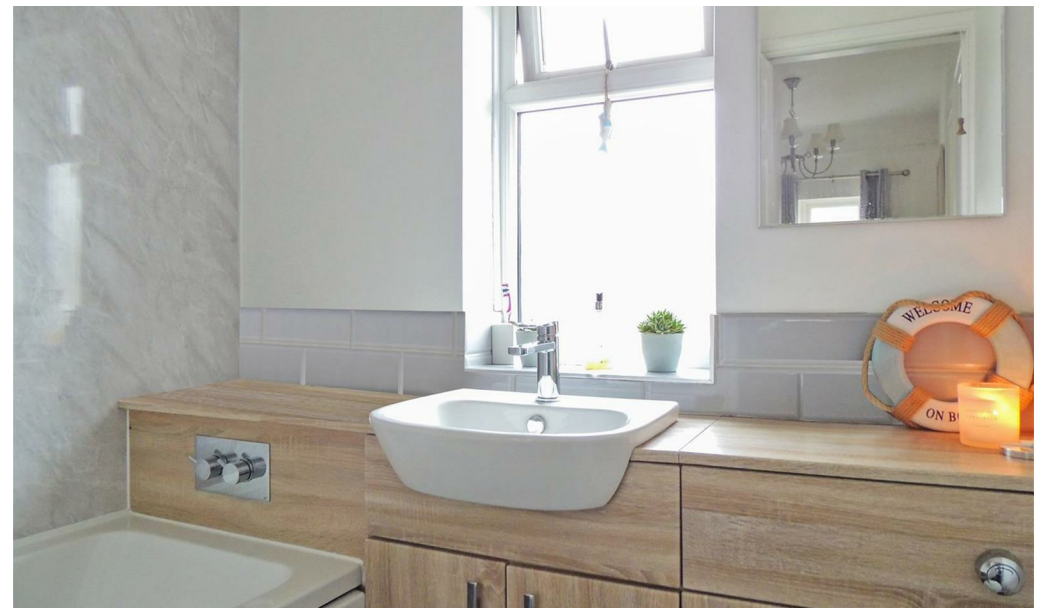
Driveway parking for two cars, laid to part gravel/part concrete, canopy over front door, bin store.

Rear Garden

Enclosed rear garden with decking area, rear patio, outside tap, lawn area, trees, plants and shrubs, pathway to end of garden, olive and fig tree, grapevine.

Outbuilding - 7'7" x 10'3" - Single glazed French doors to front, single glazed window to side, power and light.

Shed attached to outbuilding- Door to front, window to side, power and light.



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

