

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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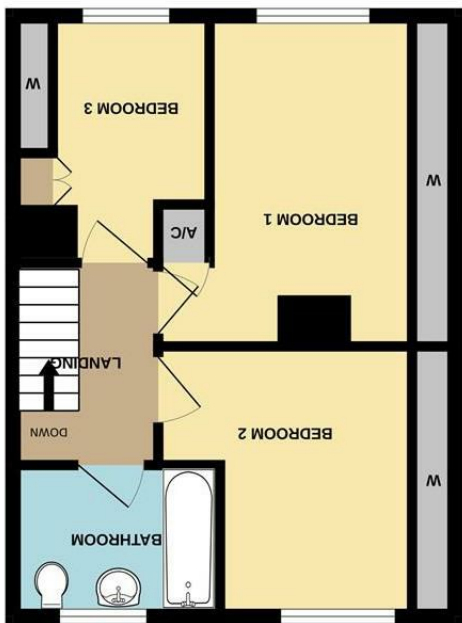
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

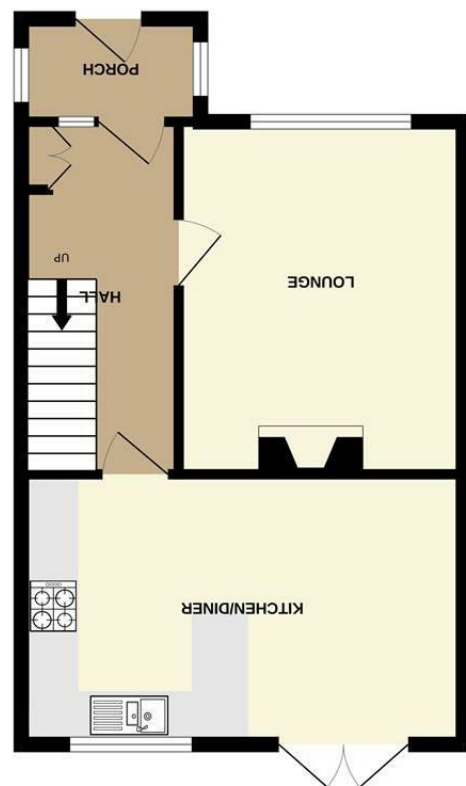
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR



99 Earlstone Crescent, Cadbury Heath, Bristol, BS30 8AF
Offers In Excess Of £250,000





Council Tax Band: B | Property Tenure: Freehold

NO CHAIN. DRIVEWAY PARKING. Blue Sky are pleased to offer for sale this terrific three bedroom middle terrace home located on Earlstone Crescent in Cadbury Heath. The property is within easy access to travel links, schools and other amenities in the area. The property does require some updating but offers any potential buyer the opportunity to really make their mark. This property boasts an entrance porch, hall, lounge and kitchen/diner to the ground floor. On the first floor can be found three bedrooms and bathroom with white suite. Externally the property offers driveway parking to front and a good size rear garden with patio area and outbuilding. Sure to be popular, call today!



Porch
3'11" x 6'10" (1.19m x 2.08m)
Two double glazed windows to sides, double glazed door to front, tiled floor, radiator.

Entrance Hall
13'5" x 5'11" (4.09m x 1.80m)
Double glazed door and window to porch, base cupboard housing fuse board and meters, radiator, under stairs storage area, stairs to first floor landing.

Lounge
12'11" x 11'8" (3.94m x 3.56m)
Double glazed window to front, radiator, wooden effect flooring.

Kitchen/Diner
9'10" n/t 9'4" x 17'11" (3.00m n/t 2.84m x 5.46m)
Double glazed window to rear, double glazed French doors to rear, radiator, wood panelling, wall and base units with worktops over, tiled splash backs, gas hob, electric oven, cooker hood, one and half bowl sink unit, space for washing machine, integral fridge.

First Floor Landing
6'8" x 6'0" (2.03m x 1.83m)
Loft access (solar panel connection, drop down ladder, light, part boarded).

Bedroom One
13'0" max x 13'9" max (3.96m max x 4.19m max)
Airing cupboard housing gas combination

boiler, double glazed window to front, radiator, built in wardrobes.

Bedroom Two
9'4" max x 13'7" max (2.84m max x 4.14m max)
Double glazed window to rear, radiator, built in wardrobes.

Bedroom Three
9'7" max x 8'7" max (2.92m max x 2.62m max)
Double glazed window to front, radiator, built in wardrobe and storage.

Bathroom
5'9" x 7'10" (1.75m x 2.39m)
Double glazed window to rear, W.C, wash hand basin, enclosed bath with shower head off tap, tiled walls, heated towel rail.

Rear Garden
Outside tap, shrubs, trees, hedge, patio area, side gate to shared access to front, lawn, shed, area laid to bark, decking, outbuilding.

Front/Parking
Gravel area, raised border, access to shared path to side, tarmac driveway.

Agent Note
The vendor has advised the construction of the property is concrete. The vendor has also advised the solar panels are leased with 12 years remaining on the lease.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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	

