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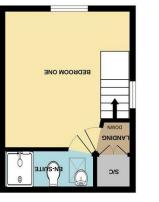
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for your co-operation in order to avoid delay in agreeing comply with money laundering regulations and we ask express an interest in this property or make a formal offer, you need to come through us for all negotiations. Internding purchasers will be asked to provide proof of their ability to fund the purchase and identification to asked the institution to the purchase and identification to asked the properties as the purchase and identification to asked the properties as the purchase and identification to asked to provide the purchase asked to provide the purchase asked to provide the purchase to asked to provide the purchase asked to provide the purchase to p down, reconnection charges may apply. If you wish to if services have been switched off/disconnected/drained prior to exchange of contracts. Please also be aware that to satisfy yourself as to their working order and condition, recommend you carry out your own independent checks or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We services, appliances, equipment, fixtures or fittings listed, specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the guide to room layout and design. Items shown in photographs are NOT included in the sale unless 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 However, these details and anything we've said about the you with a fair and reliable description of the property. We have carefully prepared these particulars to provide

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the sale.



20 Cade Close, Kingswood, Bristol, BS15 9GG Offers In Excess Of £339,950



### Council Tax Band: C | Property Tenure: Freehold

SIMPLY STUNNING WITH A SUPERB SIZE REAR GARDEN!! Blue Sky are proud to offer for sale this three bedroom end of terrace townhouse ideally located on Cade Close in Kingswood! The property benefits from access to local amenities, schools and playing fields, for commuters there is easy access to the A4174 ring road providing connections to Bath & Bristol. The current owners have maintained this home to a high standard throughout!! The accommodation comprises; entrance hallway, cloakroom, kitchen and lounge/diner with bi-fold door to the rear garden. On the first floor there is bedrooms 2, 3 and the family bathroom, then up to the second floor you will find bedroom 1 with ensuite. Externally the property boasts a single garage with driveway parking located in a block close to the property, an enclosed good size rear garden with lawn and decking areas. Further benefits include gas central heating and UPVC double glazing. Make sure this home is top of your viewing list!





### Front Garden

Canopy over front door with light, shrubs to front and side, path to front door, side gate, gravel area and hedge to side.

#### **Entrance Hall**

12'3" x 7'5" into stairs n/t 3'5" (3.73m x 2.26m into stairs n/t 1.04m)

Double glazed door to front, radiator, stairs to first floor landing, tiled flooring and fitted walk in matt.

### Cloakroom

6'6" x 2'11" (1.98m x 0.89m) Double glazed window to front, radiator, fuse board, WC, wash hand basin, extractor fan, tiled flooring, tiled splashbacks.

### Kitchen

11'5" max x 6'0" n/t 5'3" (3.48m max x 1.83m n/t 1.60m) Double glazed window to front, wall and base units, worktops, splashbacks, sink and drainer, under unit lighting, cupboard housing gas boiler, space for washing machine, integral dishwasher, integral fridge/freezer, cooker hood, gas hob, electric oven, tiled flooring.

## Lounge/Diner

16'5" max x 13'0" n/t 8'8" (5.00m max x 3.96m n/t 2.64m) Double glazed door and double glazed bi fold door to

### rear, two radiators, under stairs storage cupboard. First Floor Landing

10'11" x 7'1" (3.33m x 2.16m ) Double glazed window to side, stairs to 2nd floor landing, radiator.

### Bedroom Two

Bathroom

5'7" x 7'1" (1.70m x 2.16m)

Extractor fan, enclosed bath with shower head attachment off taps, part tiled walls, WC, wash hand basin, radiator, shaver point, wood effect vinyl flooring, airing cupboard with hot water tank.

### Second Floor Landing

3'8" x 5'5" (1.12m x 1.65m) Double glazed window to side, built in storage cupboard with shelf and hanging rail and access to eaves.

### Bedroom One

14'6" n/t 2'11" x 13'0" n/t 8'10" max (4.42m n/t 0.89m x 3.96m n/t 2.69m max) Double glazed window to front, radiator, access to eaves, restricted head height, loft access (eaves), door to en-suite, stair well.

### Bedroom One En-Suite

4'6" max x 4'1" (1.37m max x 1.24m) Skylight window to rear, tiled flooring and tiled walls, heated towel rail, WC, wash hand basin with vanity, bathroom cabinet, spotlights, extractor fan, shower cubicle with Mira shower.

### **Rear Garden**

Enclosed rear garden, side gate, decking area, outside power, shrubs, raised planters, area laid to lawn.

### Garage

Located in a block (middle garage) to the right of the property when looking at the front door, up and over door to front, eaves storage.

### Parking

Driveway parking for one car in front of the garage.



#### **11'3" n/t 8'4" x 13'0" (3.43m n/t 2.54m x 3.96m)** Two double glazed windows to rear, radiator.

### **Bedroom Three**

8'8" n/t 6'6" x 13'0" (2.64m n/t 1.98m x 3.96m) Two double glazed windows to front, radiator, wood effect flooring.

### Agent Note

The vendor has advised there is a site fee which is approx £186.24 per year. The next site fee review is April 2024.





### Energy Efficiency Rating

