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**The Important Bit!**

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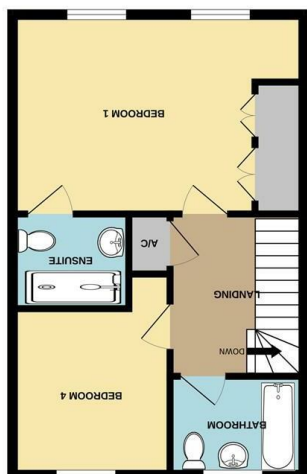
28 Ellacombe Road, Bristol, BS30 9BA

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

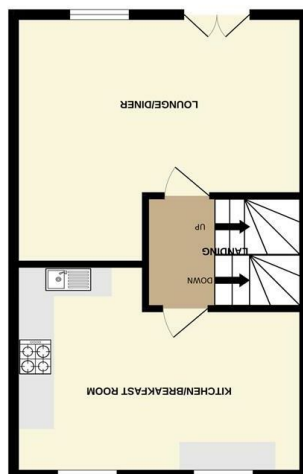
T: 0117 9328165

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

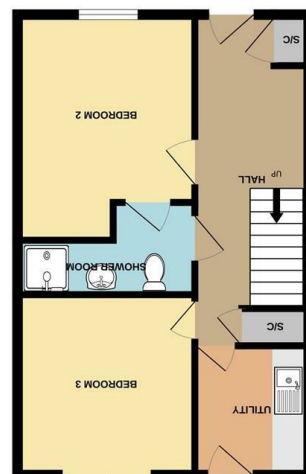
**Like what you see?**



2ND FLOOR



1ST FLOOR



GROUND FLOOR



**29 Lintham Drive, Kingswood, Bristol, BS15 9GB**

**Offers In Excess Of £390,000**



Council Tax Band: C | Property Tenure: Freehold

SPACE GALORE OVER THREE FLOORS! Blue Sky are proud to offer for sale this FOUR bedroom middle terrace townhouse ideally located on Lintham Drive 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 owner has maintained this home to a high standard throughout!! The accommodation comprises; entrance hallway, downstairs shower room, bedroom two (with door to the shower room), bedroom three and utility room. On the first floor you will find the lounge/diner and kitchen/breakfast room. The top floor boasts the main bedroom with en-suite, bedroom four and bathroom. Externally the property offers a single garage with driveway parking located close to the property and an enclosed good rear garden with patio and mature shrubs. Further benefits include gas central heating and UPVC double glazing. Make sure this home is top of your viewing list!



**Entrance Hall**  
2'4" max x 7'3" n/t 6'6" (0.71m max x 2.21m n/t 1.98m)  
Double glazed door to front, radiator, stairs to first floor landing, under stairs storage cupboard, storage cupboard with fuse board.

**Bedroom Two**  
12'8" n/t 10'7" x 9'10" max (3.86m n/t 3.23m x 3.00m max)  
Double glazed window to front, radiator, door to ground floor shower room.

**Ground Floor Shower Room**  
5'11" n/t 3'10" x 8'6" n/t 4'6" (1.80m n/t 1.17m x 2.59m n/t 1.37m)  
Door to hall and bedroom two, radiator, W.C. wash hand basin, shower cubicle, extractor fan, shaver point, part tiled walls.

**Bedroom Three**  
10'9" max x 9'4" max (3.28m max x 2.84m max)  
Double glazed French doors to rear garden, radiator.

**Utility Room**  
7'3" x 6'5" (2.21m x 1.96m)  
Double glazed door to rear garden, wall and base units, worktops, sink with drainer, tiled splashbacks, wall mounted gas boiler, extractor fan, radiator, space for tumble dryer, space for washing machine.

**First Floor Landing**  
8'11" x 7'4" (2.72m x 2.24m)  
Radiator.

**Lounge/Diner**  
16'10" n/t 11'10" x 16'2" n/t 8'6" (5.13m n/t 3.61m x 4.93m n/t 2.59m)  
Double glazed window to front, double glazed French doors to front with juliet balcony, two radiators, L shape.

**Kitchen/Breakfast Room**  
10'0" n/t 6'5" x 16'1" n/t 8'5" (3.05m n/t 1.96m x 4.90m n/t 2.57m)  
Two double glazed windows to rear, wall and base units, worktops, breakfast bar, sink with drainer, gas hob,

electric oven, cooker hood, plinth heater, tiled splashbacks, space for fridge/freezer, space for dishwasher, radiator.

**Second Floor Landing**  
8'10" x 7'5" (2.69m x 2.26m)  
Loft access (no ladder, part boarded), radiator, airing cupboard with tank.

**Second Floor Bathroom**  
5'6" x 7'4" (1.68m x 2.24m)  
Double glazed window to rear, W.C. wash hand basin, bath with shower head off taps, shaver point, part tiled walls, extractor fan, radiator.

**Bedroom One**  
11'2" x 16'1" max (3.40m x 4.90m max)  
Two double glazed windows to front, two radiators, built in wardrobes, door to en-suite.

**En-Suite Bedroom One**  
6'6" max x 6'0" max (1.98m max x 1.83m max)  
Shower cubicle, wash hand basin, W.C. part tiled walls, extractor fan, radiator, shaver point.

**Bedroom Four**  
11'5" n/t 8'9" x 8'6" n/t 4'3" (3.48m n/t 2.67m x 2.59m n/t 1.30m)  
Double glazed window to rear, radiator, L shape.

**Front Garden**  
Pathway to front door, shrubs.

**Rear Garden**  
Enclosed, patio area, mature trees and shrubs, steps up, area laid to gravel, outside tap, rear gate to rear pathway that leads to garage.

**Garage/Parking**  
Single garage with up and over door, eaves storage, parking for one car next to the garage.

**Agents Note**  
The vendor has advised there is a site fee which is approx £186 per year. The service charge is reviewed once a year.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(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	

