

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/drained 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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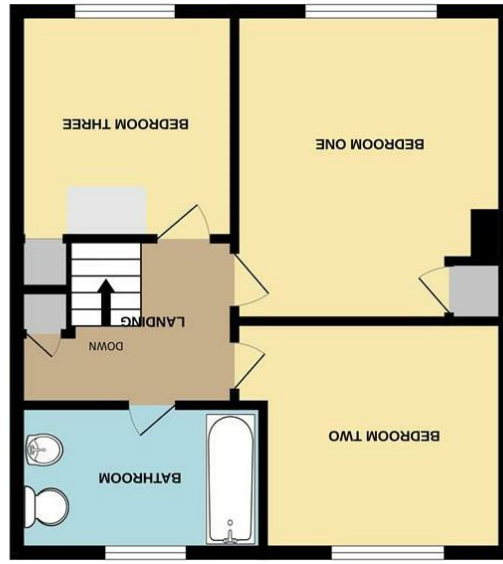
28 Ellacombe Road, Bristol, BS30 9BA

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

T: 0117 9328165

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

**Like what you see?**



**44 Long Handstones, Cadbury Heath, Bristol, BS30 8AP**  
**Offers In Excess Of £280,000**





Council Tax Band: B | Property Tenure: Freehold

**BEAUTIFULLY PRESENTED!!** Blue Sky are pleased to offer for sale this terrific three bedroom middle terrace home located on Long Handstones in Cadbury Heath. The property is within easy access to travel links, schools and other amenities of the area, it is ideally placed! The current vendor has greatly improved this home over their ownership, making this home ready to move in!! This property boasts an entrance hall, lounge, kitchen/diner and cloakroom/utility to the ground floor. On the first floor can be found three good size bedrooms and bathroom with modern white suite. Externally the property offers a front garden and a good size rear garden with patio, lawn area and outbuilding. Call now to view before it's gone!!



**Entrance Hall**

13'3" x 5'10" (4.04m x 1.78m)  
Double glazed door and window to front, radiator, stairs to first floor landing, wood effect flooring, cupboards housing meters and fuse board, under stairs storage area.

**Lounge**

12'9" x 11'10" (3.89m x 3.61m)  
Double glazed window to front, radiator, wall lights, open fire recess, box seat with storage, open to kitchen/diner.

**Kitchen/Diner**

14'11" n/t 9'5" x 18'0" n/t 7'9" (4.55m n/t 2.87m x 5.49m n/t 2.36m)  
Fitted kitchen with a range of wall and base units, worktops, tiled splashbacks, stainless steel sink/drainage, space for fridge/freezer, wood effect flooring, space for electric cooker, cooker hood, breakfast bar, radiator, door to utility area, L-shaped, double glazed french doors to rear garden.

**Cloakroom/Utility**

5'3" x 7'10" (1.60m x 2.39m)  
Double glazed door and window to rear, wall mounted gas combi boiler, radiator, door to dining room, WC, wash hand basin with vanity, plumbing for washing machine, part tiled walls, wood effect flooring.

**First Floor Landing**

6'11" x 8'4" (2.11m x 2.54m)  
Loft access (part boarded and light), storage cupboard.

**Bedroom One**

12'9" max x 11'7" max (3.89m max x 3.53m max)  
Double glazed window to front, radiator, built in wardrobe.

**Bedroom Two**

9'6" x 11' 5" max (2.90m x 3.35m 1.52m max)  
Double glazed window to rear, radiator.

**Bedroom Three**

9'6" max x 9'5" max (2.90m max x 2.87m max)  
Double glazed window to front, radiator, fitted hanging space, feature desk/seat.

**Bathroom**

5'9" x 8'8" (1.75m x 2.64m)  
Double glazed window to rear, WC, wash hand basin, tiled walls, shower screen, heated towel rail, tiled flooring, enclosed bath with shower over, extractor fan.

**Rear Garden**

Outside tap, lawn area, shared gated side access, patio area, enclosed, outbuilding with door and window, gravel, trees.

**Front Garden**

Gated pathway to front, shrubs, area laid to gravel, bin store, shared gated side access, canopy of front door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

