

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/drailed 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.

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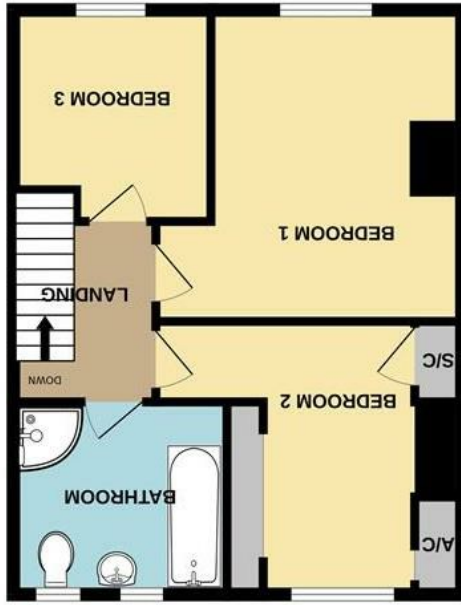
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Get in touch to arrange a viewing!

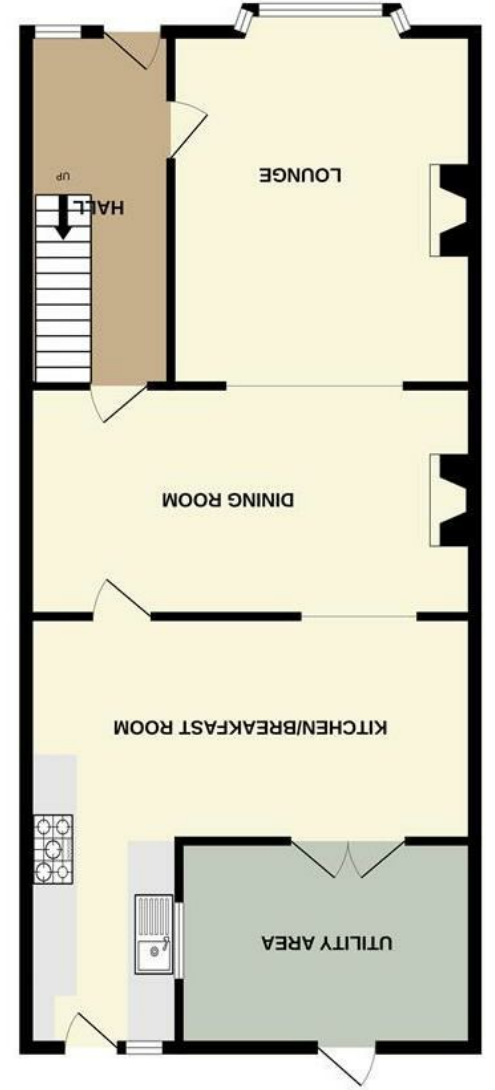
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1ST FLOOR



GROUND FLOOR



36 Wilshire Avenue, Hanham, Bristol, BS15 3QT

£325,000



Council Tax Band: B | Property Tenure: Freehold

Ready to be WOWED by the space on offer!! Located on Wilshire Avenue in the desirable area of Hanham, you find this fantastic home which has been extended and lovingly improved and maintained by the current owner. A real gem which is certainly worth viewing! Location is ideal as local amenities, school and good road links are not too far away. The accommodation comprises: entrance hall, lounge, dining room, kitchen/breakfast room and utility area to the ground floor. To the first floor you will find three good size bedrooms and bathroom. Externally the property boasts a front garden, rear garden and a garage to the rear of the property. So what you waiting for? Call today!



Entrance Hall

13'0" x 5'11" (3.96m x 1.80m)
Double glazed door and window to front, wall cupboard housing fuse board, understairs storage area with cupboards, spotlights, radiator, stairs to first floor landing.

Lounge

14'6" into bay x 13'1" (4.42m into bay x 3.99m)
Double glazed bay window to front, open fire recess and surround, radiator, spotlights.

Dining Room

9'7" x 19'3" max (2.92m x 5.87m max)
Open to lounge and kitchen/breakfast room, open fire with surround.

Kitchen/Breakfast Room

16'10" n/t 8'2" x 18'8" n/t 6'7" (5.13m n/t 2.49m x 5.69m n/t 2.01m)
Double glazed French doors to utility area, double glazed window to utility area, double glazed door and window to rear garden, L shaped, two radiators, wall and base units, worktops, sink with drainer, tiled splashbacks, space for dishwasher, space for fridge, space for gas range cooker, cooker hood, inset lights, spotlights, loft access for maintenance.

Utility Area

7'7" x 11'6" (2.31m x 3.51m)
Door to rear garden, double glazed french doors to breakfast room, space for tumble dryer, space for washing machine, space for fridge freezer, power and lights, of timber construction and a tiled roof.

First Floor Landing

8'8" max x 5'11" (2.64m max x 1.80m)
Loft access (drop down ladder, part boarded and light), ceiling coving.

Bedroom One

12'8" x 13'3" max (3.86m x 4.04m max)
Double glazed window to front, radiator, hanging rails.

Bedroom Two

9'7" max x 13'3" max (2.92m max x 4.04m max)
Double glazed window to rear, open built in wardrobe, radiator, cupboard with shelves, open cupboard with gas combi boiler.

Bedroom Three

7'11" max x 8'11" max (2.41m max x 2.72m max)
Double glazed window to front, radiator, ceiling coving.

Bathroom

6'8" x 8'0" (2.03m x 2.44m)
Two double glazed windows to rear, W.C, wash hand basin, enclosed bath, shower cubicle, heated towel rail, inset lights, part tiled walls.

Front Garden

Pathway to front door, lawn, shrubs, outside tap, patio.

Rear Garden

Enclosed, outside tap, decking area, astro turf, raised planters with shrubs, pathway to garage, rear decking area, steps up to garage side door.

Garage

19'0" n/t 7'4" x 13'2" n/t 9'4" (5.79m n/t 2.24m x 4.01m n/t 2.84m)
Accessed via rear lane, up and over door, two double glazed windows, double glazed door to rear garden, power and light, fuse board, L shaped.

Agent Note

The vendor advised they have access over the rear lane to access the garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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	

