

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.

The Important Bit!

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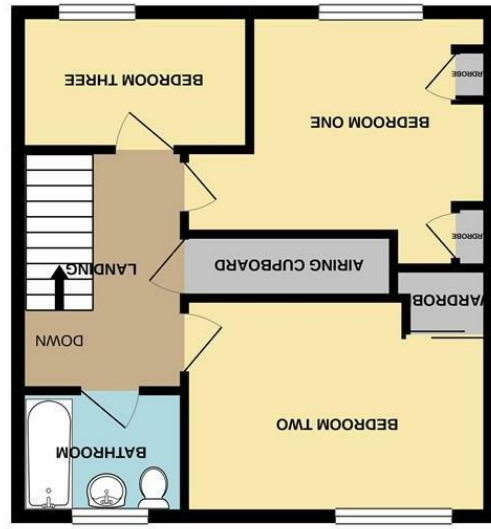
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Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR



3 Woodend, Kingswood, Bristol, BS15 8EL
Offers In Excess Of £260,000



Council Tax Band: C | Property Tenure: Freehold

THREE BEDROOM MIDDLE TERRACE HOME!! KITCHEN/DINER!! GARAGE!! PARKING!! FRONT AND REAR GARDEN!! CLOSE TO AMENITIES AND SCHOOL!! CUL-DE-SAC LOCATION!! Blue Sky are pleased to offer for sale this fantastic three bedroom home located on Woodend in Kingswood. The property is ideally located close to local amenities, school and Hanham and Kingswood High Streets. The accommodation comprises: entrance porch, entrance hall, lounge, kitchen/diner and rear porch. On the first floor can be found two double bedrooms, single bedroom and the main bathroom. Externally the property boasts a single garage, driveway parking and a front and rear garden. A must view home, call today to arrange your viewing!!



Front Porch
5'3" max x 8'9" (1.60m max x 2.67m)
Double glazed patio doors to front, double glazed window to side.

Entrance Hall
11'7" x 5'10" (3.53m x 1.78m)
Double glazed window to front, double glazed door to front, stairs to first floor landing, radiator.

Lounge
11'0" x 14'6" (3.35m x 4.42m)
Double glazed window to front, radiator, electric fire and surround.

Kitchen/Diner
10'7" x 11'8" (3.23m x 3.56m)
Double glazed door and window to rear, tiled flooring, radiator, space for fridge/freezer, wall and base units, worktops, tiled splashbacks, stainless steel sink/drainers, cooker hood, space for washing machine, electric hob and oven.

Rear Porch
6'10" x 3'5" (2.08m x 1.04m)
Double glazed windows to side, double glazed door to rear, tiled flooring.

First Floor Landing
8'4" x 7'5" (2.54m x 2.26m)
Loft access, airing cupboard with gas combi boiler.

Bedroom One
10'11" narrowing to 2'9" x 13'2" narrowing to 10'4" (3.33m narrowing to 0.84m x 4.01m narrowing to 3.15)
Double glazed window to front, radiator, wardrobes and overhead storage.

Bedroom Two
10'2" into wardrobe x 13'2" (3.10m into wardrobe x 4.01m)
Double glazed window to rear, radiator, fitted wardrobe with sliding doors.

Bedroom Three
6'11" x 10'1" (2.11m x 3.07m)
Double glazed window to front, radiator.

Bathroom
5'4" x 7'4" (1.63m x 2.24m)
Double glazed window to rear, radiator, W.C, wash hand basin, tiled walls, tiled flooring, shower screen, enclosed bath with shower over.

Front Garden
Gated pathway to front porch door, astro turf, patio, gravel.

Rear Garden
Outside tap, patio, gate to driveway.

Driveway
Gated driveway for one car.

Garage
17'10" max x 9'2" (5.44m max x 2.79m)
Up and over door to front, power and light, fuse board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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	

