

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/drainaged, 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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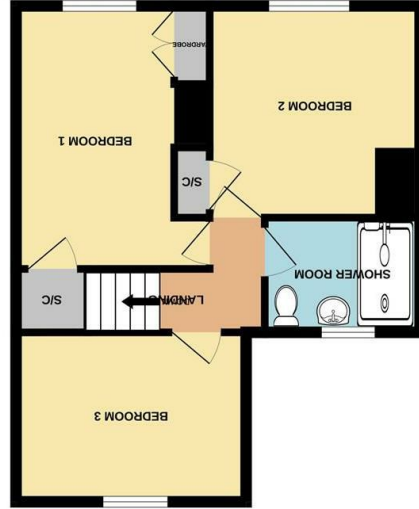
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

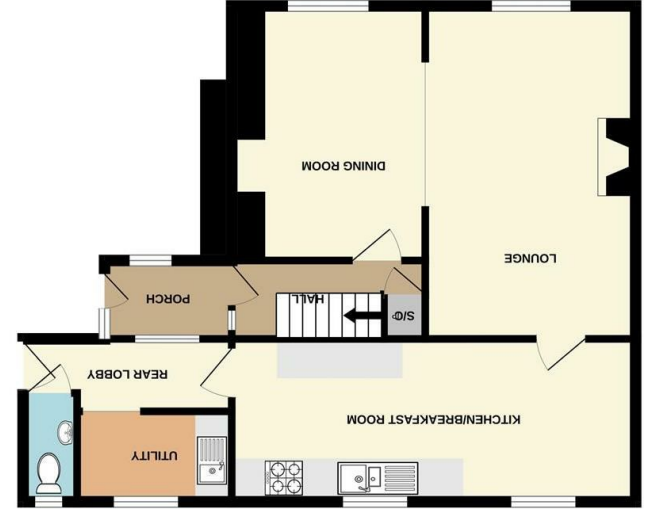
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR

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23 Westfield Close, Hanham, Bristol, BS15 3SB
Offers In Excess Of £350,000



Council Tax Band: B | Property Tenure: Freehold

NO CHAIN!! PERFECT PROJECT!! Blue Sky are proud to offer for sale this semi detached family home located on Westfield Close in the ever popular area of Hanham. The property is ideally located close to the local amenities, ring road connections and retail park. This home does require updating but offers any potential buyer the opportunity to really make their mark! The accommodation comprises: porch, entrance hall, lounge, dining room, kitchen/breakfast room, rear porch, utility and WC to the ground floor. On the first floor can be found three good size bedrooms and the shower room. Externally the property boasts a good size front, side and rear garden, garage and parking!! Make sure this home is top of your to view list!!



Porch
6'6" x 4'0" (1.98m x 1.22m)
Of UPVC construction, windows and door to side, tiled flooring.

Entrance Hall
12'3" x 6'0" (3.73m x 1.83m)
Double glazed door to side, double glazed window to side, radiator, stairs to first floor landing, fuse board in under stairs unit, storage cupboard with shelves.

Dining Room
9'11" x 13'1" into recess (3.02m x 3.99m into recess)
Double glazed window to front, radiator, open to lounge.

Lounge
17'1" max x 10'10" max (5.21m max x 3.30m max)
Double glazed window to front, radiator, electric fire with surround.

Kitchen/Breakfast Room
8'4" n/t 7'11" x 18"6" (2.54m n/t 2.41m x 5.49m 1.83m)
Two double glazed windows windows to rear, wall and base units, wall cupboard housing gas combi boiler, worktops, 1 1/2 bowl sink with drainer, tiled splashbacks, cooker hood, gas hob and electric oven, space for fridge freezer, radiator.

Rear Lobby
12'6" max x 4'1" max (3.81m max x 1.24m max)
Double door to side, radiator, single glazed window to porch.

Utility
7'11" max x 6'8" max (2.41m max x 2.03m max)
Double glazed window to rear, radiator, base units, worktops, sink with drainer, space for washing machine, part PVC wall panelling.

Cloakroom
5'7" x 2'9" (1.70m x 0.84m)
Double glazed windows to rear, W.C, wash hand basin with vanity.

First Floor Landing
6'9" x 3'7" (2.06m x 1.09m)
Loft access with ladder and light.

Bedroom One
12'10" max x 12'0" max (3.91m max x 3.66m max)
Double glazed window to front, built in wardrobe, radiator, built in storage cupboard with shelves.

Bedroom Two
10'0" max x 10'10" max (3.05m max x 3.30m max)
Double glazed window to front, radiator, storage cupboard with shelves.

Bedroom Three
8'5" x 11'4" (2.57m x 3.45m)
Double glazed window to rear, radiator.

Shower Room
5'11" x 6'10" (1.80m x 2.08m)
Double glazed window to rear, W.C, wash hand basin with vanity, walk in shower, heated towel rail, tiled walls, tiled flooring, spotlights.

Front Garden
Gated access, wall to front, pathway, lawn, shrubs, hedges to side, open to side/rear garden.

Side/Rear Garden
Lawn, shrubs and plants, trees, patio, shed, outside tap, steps up to parking and garage.

Garage/Parking
Double gates to hardstanding for one car, garage with up and over door to front, side door and window to rear, parking and garage accessed via rear lane which is accessed via Northfield Avenue.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		69	
(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	

