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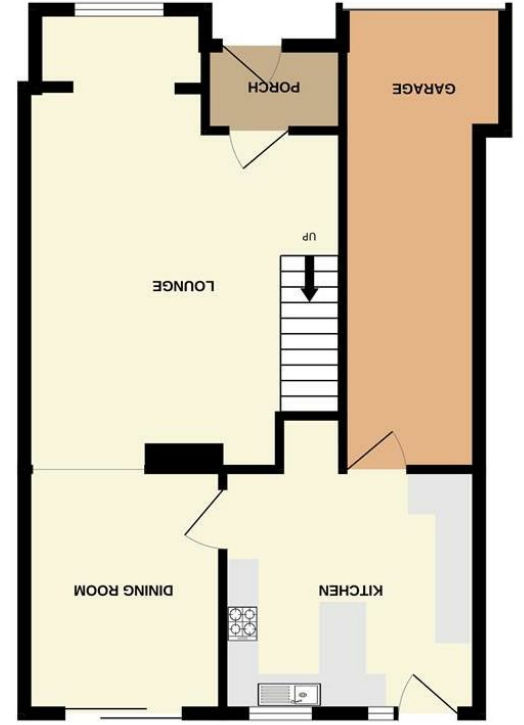
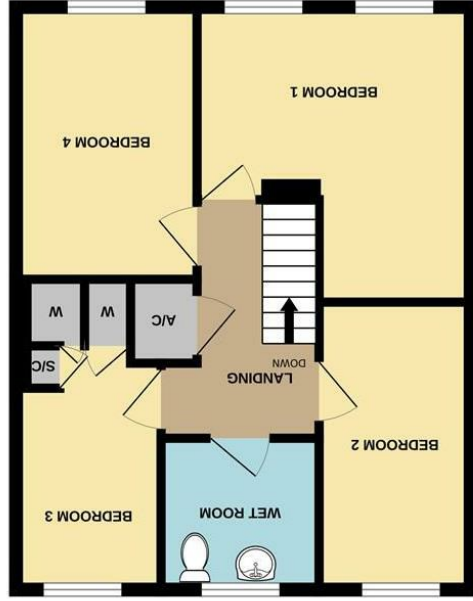
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Get in touch to arrange a viewing!

Like what you see?



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27 Coombes Way, North Common, Bristol, BS30 8YW
Offers In Excess Of £375,000





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN!! Blue Sky are delighted to offer for sale this spacious four bedroom extended home located on Coombes Way in the popular area of North Common. The property does require some updating but offers any potential buyer the opportunity to really make their mark! Location is ideal as amenities are close by as well as the local primary school and the Bristol to Bath Cycle track. The accommodation comprises: entrance porch, lounge, dining room and kitchen to the ground floor. The first floor offers four good size bedrooms and wet room. Externally the property boasts a garage, driveway parking and a front and rear garden. Don't miss out on the this wonderful home located in a lovely cul-de-sac position, call today!!



Entrance Porch

4'2" max x 5'5" (1.27m max x 1.65m)
Double glazed door to front, radiator, fuse board.

Lounge

19'6" max x 15'4" n/t 8'0" (5.94m max x 4.67m n/t 2.44m)
Double glazed window to front, two radiators, open fire recess, open to dining room, under storage area, stairs to first floor landing.

Dining Room

11'4" max x 8'4" (3.45m max x 2.54m)
Double glazed patio doors to rear, radiator, open to lounge.

Kitchen

10'10" x 14'6" (3.30m x 4.42m)
Two double glazed windows to rear, double glazed back door, wall and base units, worktops, sink with drainer, cooker hood, space for gas cooker, tiled splashbacks, radiator, under stairs storage housing space for fridge/freezer, space for tumble dryer, space for washing machine, tiled flooring, door to garage.

First Floor Landing

9'6" x 6'5" (2.90m x 1.96m)
Loft access (ladder and part boarded), airing cupboard housing gas combi boiler.

Bedroom One

10'5" n/t 7'8" x 14'3" n/t 7'7" (3.18m n/t 2.34m x 4.34m n/t 2.31m)
Two double glazed windows to front, radiator.

Bedroom Two

13'6" x 7'6" (4.11m x 2.29m)
Double glazed window to rear, radiator, loft access (part board).

Bedroom Three

13'2" max x 8'7" max (4.01m max x 2.62m max)
Double glazed window to rear, radiator, built in wardrobes and shelving and over head storage.

Bedroom Four

10'9" x 8'9" (3.28m x 2.67m)
Double glazed window to front, radiator.

Wet Room

6'5" x 6'5" (1.96m x 1.96m)
Double glazed window to rear, W.C, wash hand basin, shower, tiled walls, extractor fan.

Garage

19'5" x 7'7" n/t 7'1" (5.92m x 2.31m n/t 2.16m)
Up and over door to front, door to kitchen, power and loft, fuse board, gas and electric meters.

Driveway

Driveway parking to front.

Front Garden

Shrubs, lawn area, hedge to front.

Rear Garden

Enclosed rear garden, area laid to concrete, rear patio, grass area, area laid to earth, outside tap, shrubs.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	85
(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	

