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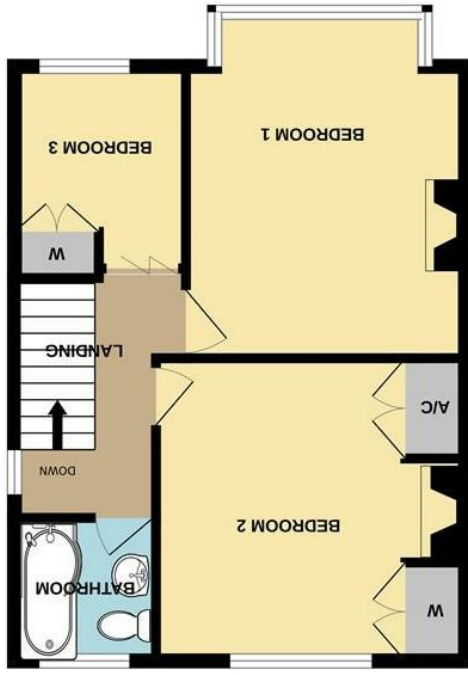
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28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

Like what you see?



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21 Chase Road, Kingswood, Bristol, BS15 1TS
Offers In Excess Of £350,000



Council Tax Band: D | Property Tenure: Freehold

YOUR VERY OWN SECRET GARDEN!! Blue Sky are proud to offer for sale this wonderful three bedroom detached home located on Chase Road in Kingswood. The property offers an ideal location as good road links are close by, school, playing field and local amenities!! Sure to be popular especially with keen gardeners! The plot offers a corner position and offers lots of potential. The gardens are mature and are positioned to the front, one side of the property and to rear with a hidden secret garden at the end of the plot! The accommodation comprises: entrance hall, lounge, dining room, kitchen, rear porch and WC. The first floor offers three good size bedrooms and bathroom. Externally you will find a garage/workshop, driveway parking and the impressive gardens!! Don't miss out on this wonderful home!!



Entrance Hall

12'11" x 6'6" n/t 5'7" (3.94m x 1.98m n/t 1.70m)
Double glazed door and windows to front, radiator, under stairs storage cupboard, additional under stairs storage cupboard with light, stairs to first floor landing, wall cupboard housing fuse board.

Lounge

14'2" into bay x 12'6" max (4.32m into bay x 3.81m max)
Double glazed bay window to front, radiator, gas fire surround.

Dining Room

12'3" x 11'6" max (3.73m x 3.51m max)
Double glazed bi fold door to rear, electric fire.

Kitchen

14'4" x 6'6" n/t 6'5" (4.37m x 1.98m n/t 1.96m)
Two double glazed windows to sides, wall and base units, worktops, tiled splashbacks, one and a half bowl sink drainer, gas range cooker, cooker hood, radiator, space for fridge, space for washing machine.

Rear Porch

31" x 3'5" (0.91m'0.30m" x 0.91m'1.52m")
Double glazed door to rear garden, door to WC.

WC

2'8" x 3'3" (0.61m'2.44m" x 0.91m'0.91m")
WC, part tiled walls, extractor fan.

First Floor Landing

9'6" max x 7'3" max (2.90m max x 2.21m max)
Double glazed window to side, loft access (drop down ladder, light and part boarded).

Bedroom One

14'2" into bay x 11'0" max (4.32m into bay x 3.35m max)
Double glazed bay window to front, radiator.

Bedroom Two

11'9" x 12'0" into wardrobe (3.58m x 3.66m into wardrobe)
Double glazed window to rear, radiator, built in wardrobe, airing cupboard housing gas combi boiler.

Bedroom Three

7'9" x 7'3" (2.36m x 2.21m)
Double glazed window to front, radiator, built in wardrobe.

Bathroom

5'9" x 5'11" (1.75m x 1.80m)
Double glazed window to rear, heated towel rail, WC, wash hand basin with vanity, enclosed bath with shower over, shower screen, tiled walls.

Front Garden/Side Garden

Gated pathway leading to front door, gated side access via shared alley, mature shrubs and plants, lawn area to front and side, wild flower garden to side.

Rear Garden

Outside tap, gated side access, block paved patio, gates to driveway. Additional rear garden other side of the driveway with trees, plants, shrubs, lawn area, two ponds, fruit trees, greenhouse, vegetable plot, potting shed.

Garage/Workshop

15'7" max x 11'8" max (4.57m'2.13m" max x 3.35m'2.44m" max)
Double doors to front (currently covered with wood panelling and the doors do not open), door to side, two windows, power and light.

Driveway

Gated driveway with parking for two cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

