

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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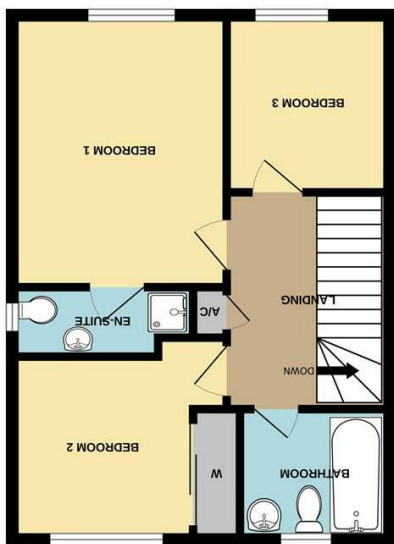
28 Ellacombe Road, Bristol, BS30 9BA

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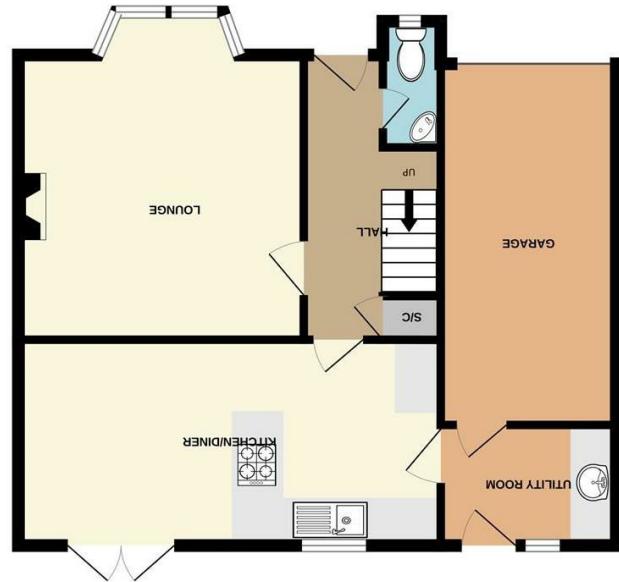
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR



11 Headington Close, Hanham, Bristol, BS15 3BF

£425,000





Council Tax Band: D | Property Tenure: Freehold

DETACHED HOME IN A POPULAR LOCATION!! Located in the ever popular area of Hanham you will find this beautiful three bedroom detached home. Sure to attract interest! Headington Close offers easy access to schools, amenities and offers great road links to the ring road. The property is well presented throughout and offers spacious accommodation throughout! The accommodation comprises: entrance hall, cloakroom, lounge, kitchen/diner and utility room to the ground floor. On the first floor you will find three good size bedrooms, bedroom one boasting an en-suite and main bathroom. Externally you find a front and rear garden, garage and driveway parking. Sure to be popular, call today!



Entrance Hall

13'10" max x 6'9" max (4.22m max x 2.06m max)
Double glazed door to front, radiator, spotlights, under stairs storage cupboard, stairs to first floor landing.

Cloakroom

6'8" max x 3'8" max (2.03m max x 1.12m max)
Double glazed window to front, WC, wash hand basin with vanity, heated towel rail, tiled splashbacks and fuse board.

Lounge

15'4" into bay x 12'6" max (4.67m into bay x 3.81m max)
Double glazed bay window to front, radiator, electric feature fire (decorative only), glass feature to kitchen/diner, spotlights.

Kitchen/Diner

10'3" max x 20'4" (3.12m max x 6.20m)
Double glazed French doors to rear, double glazed window to rear, wall and base units, worktops, tiled splashbacks, sink drainer, gas hob, electric double oven, cooker hood, spotlights, tiled flooring, two radiators, integral fridge, integral dishwasher (not working).

Utility Room

6'9" max x 8'2" max (2.06m max x 2.49m max)
Double glazed door and window to rear, radiator, wall and base units, wall mounted gas boiler, tiled flooring, sink, space for washing machine, space for fridge, tiled splashbacks, worktop, loft access for maintenance.

First Floor Landing

8'9" x 8'0" (2.67m x 2.44m)
Loft access (loft ladder, light and part boarded), airing cupboard housing hot water tank.

Bedroom One

10'5" x 11'6" (3.18m x 3.51m)
Double glazed window to front, radiator, spotlights.

En-Suite

3'11" max x 8'9" (1.19m max x 2.67m)
Double glazed window to side, radiator, WC, wash hand basin with vanity, shower cubicle, extractor fan and part tiled walls.

Bedroom Two

9'6" max x 12'8" into wardrobe (2.90m max x 3.86m into wardrobe)
Double glazed window to rear, radiator, built in wardrobe with sliding doors.

Bedroom Three

7'4" x 8'0" (2.24m x 2.44m)
Double glazed window to front, radiator.

Bathroom

6'1" x 6'10" (1.85m x 2.08m)
Double glazed window to rear, heated towel rail, WC, wash hand basin, enclosed bath with shower head off taps, shower screen, spotlights, part tiled walls, tiled flooring.

Front Garden/Driveway

Canopy over the front door, laid to lawn and side gate. Driveway parking for one car.

Rear Garden

Outside tap, patio, gated side access, lawn area, palm tree, shrubs and plants, gravel areas.

Garage

17'3" x 8'6" (5.26m x 2.59m)
Up and over door to front, door to utility room, eaves storage, power and light, water tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		68	
(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	

