

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!

Don't forget to register and stay ahead of the crowd.

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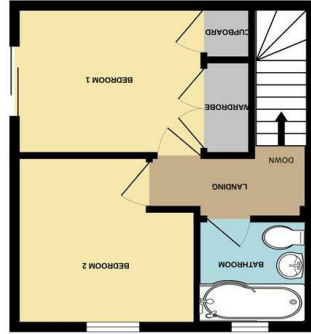
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

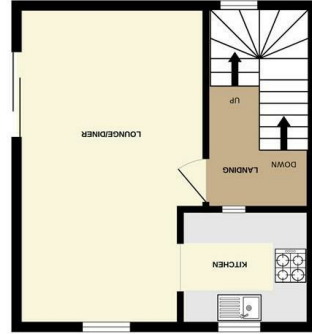
T: 0117 9328165

Get in touch to arrange a viewing!

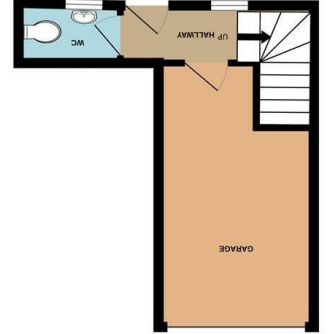
Like what you see?



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Made with Miroprok ©2024



153 Butlers Walk, St George, Bristol, Gloucestershire, BS5 8DA

Offers In Excess Of £250,000



Council Tax Band: C | Property Tenure: Leasehold

PEACEFUL, LEAFY, RIVERSIDE LOCATION ONLY 4 MILES FROM BRISTOL CITY CENTRE! Nestled in a cul-de-sac of attractive riverside properties, surrounded by communal gardens, this semi detached town house is a rare find and offers a unique opportunity for those seeking a special property. Built in 1995, this home boasts a modern touch while exuding a timeless appeal. The accommodation is spread over three floors, providing ample space for comfortable living. To the ground floor you'll find the cloakroom and garage which has been split by the current owner to create a utility and store area (this has been done with temporary stud walling so could easily be converted back for use as a traditional garage). To the first floor you'll find the bright and spacious open plan living area. As you step inside, you are greeted by a cosy reception room, with Juliet balcony, perfect for relaxing or entertaining guests. This in turn opens to the modern kitchen with integrated appliances. Imagine waking up to the soothing sounds of the river and enjoying your morning coffee with a picturesque view. On up to the 2nd floor you'll find the bathroom and two equally sized double bedrooms, one with a further Juliet balcony enjoying far reaching leafy views, and built in wardrobes. But its the location of this fantastic house in its riverside location, on the doorstep of Troopers Hill Nature Reserve and Avon Valley, offering tranquil views that create a serene atmosphere whilst being only 4 miles from Bristol City Centre and Templemeads Train Station, that will entice. Whether you're a nature lover, a fan of waterside living, or simply looking for something a little different, this property has something to offer everyone.



Entrance Hall

10'5" x 2'10" (3.2 x 0.87)
Double glazed wooden frame window to rear, spotlights, stairs to first floor.

Cloakroom

5'10" x 2'11" (1.79 x 0.9)
Double glazed wood frame obscured window to rear, WC, wash hand basin, fuse board.

Integral Garage

Up and over door to the front, water tap, door to store area with light and power, plumbing for washing machine, personal door to entrance hall.

First Floor Landing

10'8" x 6'1" (3.27 x 1.86)
Double glazed wooden frame window to rear, spot lights, glass brick feature to kitchen, electric storage heater.

Lounge/Diner

10'5" x 18'8" max (3.18 x 5.69 max)
Double glazed UPVC sliding doors to Juliet balcony, double glazed UPVC window to front, electric storage heater, opening to:

Kitchen

7'4" x 7'4" (2.26 x 2.24)
Double glazed UPVC window to front, glass brick feature window to landing, range of wall and base units with worktop over, inset single sink and drainer unit with mixer tap, single electric oven, inset electric hob above with cooker hood over, integral tall fridge/freezer, integral dishwasher, integral washing machine, spot lights, tiling to walls, bamboo wood flooring.

Second Floor Landing

8'8" x 2'11" (2.66 x 0.89)
Spotlights, electric storage heater, loft access.

Bedroom One

10'9" x 8'5" (3.29 x 2.58)
Double glazed UPVC sliding doors to Juliet balcony, electric heater, recessed cupboard housing hot water tank, further recessed wardrobe.

Bedroom Two

10'5" x 9'9" max (3.18 x 2.98 max)
Double glazed wooden frame box window to front, electric wall heater.

Bathroom

6'5" x 6'1" max (1.96 x 1.86 max)
Double glazed wooden frame obscure window to front, wall mounted electric heater, 3 piece white bathroom suite comprising panelled bath with rain head shower and separate hand held shower fitting, pedestal wash hand basis, WC. Tiling to walls and floors, spotlights, extractor fan.

Parking

Driveway parking for one car in front of garage.

Communal Gardens

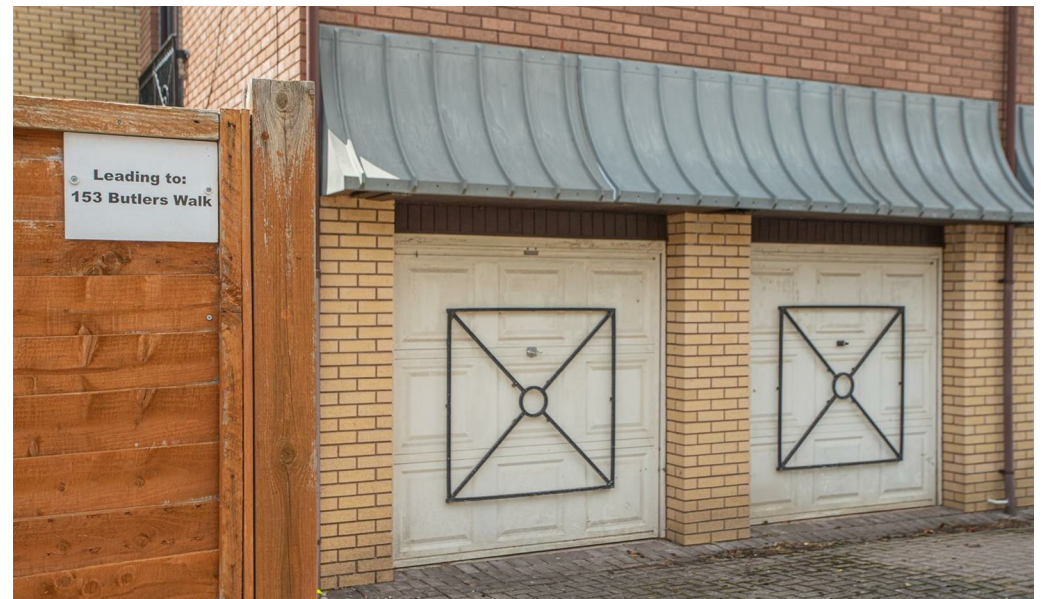
Residents have access to the communal gardens.

Bike Store

Residents have use of a communal bike store.

Agents Notes

We have been advised by the vendor that there is approx 960 years remaining on the lease. The annual ground rent is £40. The service charge is £1,800 per year and this includes buildings insurance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

