

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 or 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. 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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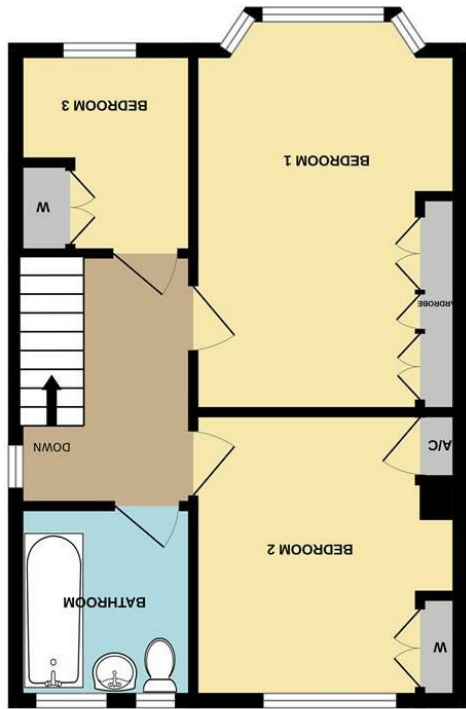
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

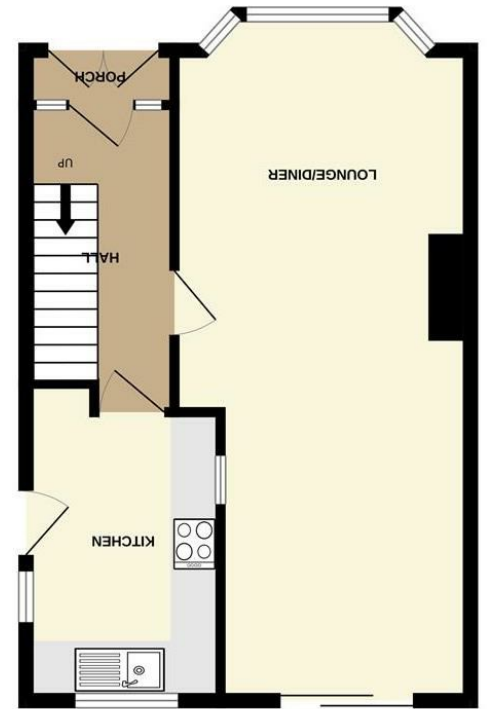
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR



21 The Ride, Kingswood, Bristol, BS15 4SZ
Offers In Excess Of £300,000



Council Tax Band: C | Property Tenure: Freehold

NO CHAIN!! Blue Sky are delighted to offer for sale this superb semi-detached home located on The Ride in Kingswood. The property offers easy access to local amenities, schools and ring road connections. Offered for sale with no chain this home is all set to move into!! The accommodation comprises entrance porch, entrance hall, lounge/diner and kitchen to the ground floor. The first floor boasts three bedrooms and bathroom. Externally you will find a front and rear garden and rear garage accessed via the rear lane. Sure to be popular, call today to arrange your viewing!!



Entrance Porch

2'0" x 5'11" (0.61m x 1.80m)
Double glazed French doors to front and double glazed window to front, tiled flooring.

Entrance Hall

10'5" max x 5'11" (3.18m max x 1.80m)
Two windows to front, door to front, radiator, under stairs storage area, base unit housing fuse board, stairs to first floor landing.

Lounge/Diner

26'2" max x 11'5" narrowing to 9'10" (7.98m max x 3.48m narrowing to 3.00m)
Double glazed bay window to front, two radiators, gas fire, serving hatch and double glazed patio doors to rear.

Kitchen

12'3" max x 8'0" max (3.73m max x 2.44m max)
Double glazed door to side, double glazed windows to side and rear, serving hatch, wall and base units, tiled splashbacks, worktops with sink/drain, cooker hood, space for fridge/freezer, space for electric oven and space for washing machine, radiator.

First Floor Landing

9'8" x 7'7" max (2.95m x 2.31m max)
Double glazed window to side, loft access (ladder, part boarded).

Bedroom One

14'0" into bay x 10'2" max (4.27m into bay x 3.10m max)
Double glazed bay window to front, radiator, fitted wardrobes, desk, drawers and over head storage.

Bedroom Two

11'1" x 10'0" max (3.38m x 3.05m max)
Double glazed window to rear, airing cupboard housing gas combi boiler, radiator, fitted wardrobes, desk, drawers, overhead storage.

Bedroom Three

7'9" x 7'5" (2.36m x 2.26m)
Double glazed window to front, radiator, fitted wardrobes, desk, drawers, overhead storage.

Bathroom

5'7" x 7'6" (1.70m x 2.29m)
Two double glazed windows to rear, part tiled walls, WC, wash hand basin, radiator, enclosed bath with shower over and shower screen.

Front Garden

Gated side access, gated pathway to front door, decorative gravel and shrubs.

Rear Garden

Enclosed rear garden with two patio areas, outside tap, gated side and rear access, decorative gavel, shrubs and plants.

Garage

Electric up and over door to front, door to side, window to side and rear, power and light, garage accessed via rear lane (the access is just down from the property).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

