

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.

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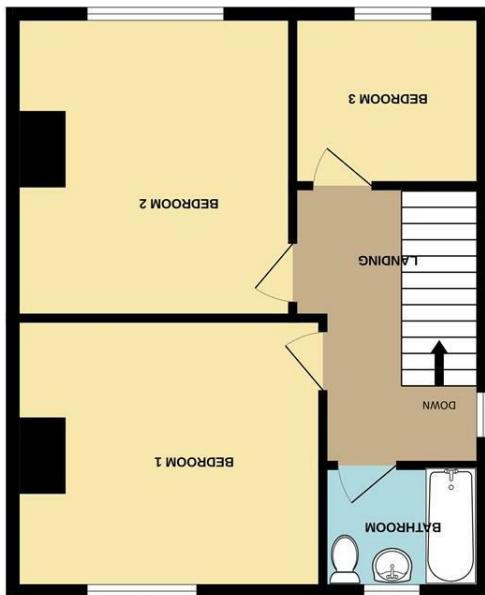
T: 0117 9328165

Get in touch to arrange a viewing!

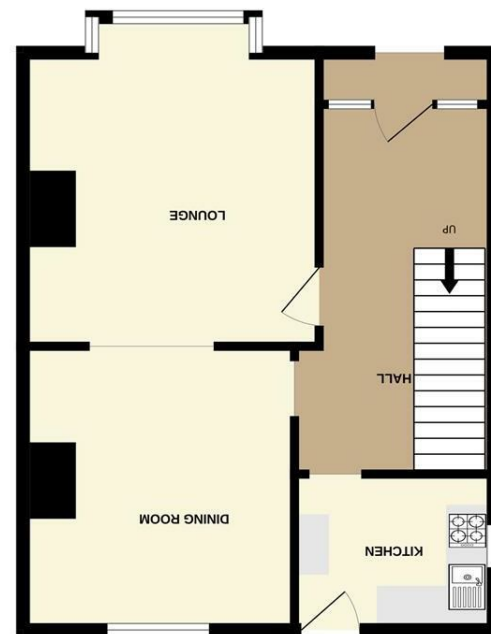
Like what you see?



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1ST FLOOR



GROUND FLOOR



36 Syston Way, Kingswood, Bristol, BS15 1UJ
Offers In Excess Of £270,000



Council Tax Band: C | Property Tenure: Freehold

PERFECT PROJECT!! NO CHAIN!! Blue Sky are delighted to offer for sale this fantastic three bedroom home located on Syston Way in Kingswood. The property is ideally located close to local amenities, school and offers great access to Kingswood High Street. The accommodation comprises: entrance hall, lounge to front, dining room and kitchen to the ground floor. The first floor offers two double bedrooms, a single bedroom and main bathroom. Externally the property boasts a front and rear garden and a single garage accessed via a shared driveway!! This home does require updating but offers any potential buyer the opportunity to really make their mark!! Sure to attract quick interest, call today to arrange your viewing!!



Entrance Hall

13'4" x 6'10" max (4.06m x 2.08m max)
Double glazed door and windows to front, radiator, wall cupboard housing fuse board, under stairs storage area, stairs to first floor landing.

Lounge

14'1" into bay x 12'7" max (4.29m into bay x 3.84m max)
Double glazed bay to front, radiator, gas fire with surround.

Dining Room

12'1" x 11'8" max (3.68m x 3.56m max)
Double glazed window to rear, radiator, open to lounge.

Kitchen

8'7" x 6'8" (2.62m x 2.03m)
Double glazed window to side, double glazed door to rear, wall and base units, worktops, sink with drainer, gas hob, double oven, wall mounted gas combi boiler, splashbacks, space for washing machine, space for slim fridge/freezer, radiator.

First Floor Landing

10'4" x 7'9" max (3.15m x 2.36m max)
Double glazed window to side, loft access.

Bedroom One

12'1" x 11'9" (3.68m x 3.58m)
Double glazed window to rear, radiator.

Bedroom Two

11'10" x 11'1" max (3.61m x 3.38m max)
Double glazed window to front, radiator.

Bedroom Three

7'10" x 7'5" (2.39m x 2.13m) 1.52m)
Double glazed window to front, radiator.

Bathroom

5'5" x 6'9" (1.65m x 2.06m)
Double glazed window to rear, enclosed bath with shower over, shower screen, W.C, wash hand basin, part tiled walls, radiator.

Front Garden

Pathway to front door, trees, grass.

Rear Garden

Side access to rear garden from shared drive, raised decking/patio area, steps down to shared drive, plants, trees, lawn, outside tap.

Garage

Up and over door to front, window to rear.

Shared Driveway

Shared driveway to access garage.

Agent Note

The vendor has advised there is £3.75 per year ground rent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

