

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 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.

www.bluesky-property.co.uk

and get lots of help at!

See all of our amazing properties

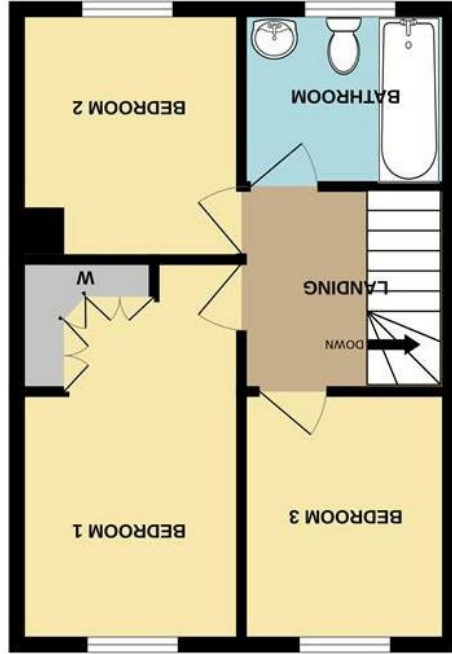
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



14 Tudor Close, Oldland Common, Bristol, BS30 9ST

£325,000





Council Tax Band: B | Property Tenure: Freehold

SIMPLY STUNNING!! Blue Sky are delighted to offer for sale this superb three bedroom home located on Tudor Close in Oldland Common. Location is ideal as local amenities, school and cycle track are close by! The current vendor has improved and maintained this home to a very high standard, all set to move in to! Accommodation comprises: entrance porch, hall, lounge, dining room, conservatory and kitchen to the ground floor. On the first floor you will find three bedrooms and bathroom. Externally the property boasts driveway parking to front, rear garden and a single garage located in a block close to the property. Must view home, call today to arrange your viewing!!



Entrance Porch

3'3" x 5'5" (0.99m x 1.65m)
Double glazed French doors to front, double glazed windows to sides, tiled flooring.

Entrance Hall

4'2" x 4'8" max (1.27m x 1.42m max)
Double glazed door to porch, stairs to first floor landing.

Lounge

14'7" x 13'3" max (4.45m x 4.04m max)
Double glazed window to front, radiator, wood flooring, gas fire with surround and mantle.

Dining Room

9'3" x 7'8" (2.82m x 2.34m)
Open to lounge, bi fold doors to conservatory, radiator, wood flooring, under stairs cupboard with fuse board and meters and light.

Kitchen

9'10" x 8'4" (3.00m x 2.54m)
Double glazed door and window to rear, wall and base units, worktops, sink with drainer, wall mounted gas combi boiler, cooker hood, gas hob, electric cooker, space for washing machine, space for fridge/freezer, tiled splashbacks, tiled flooring.

Conservatory

11'0" max x 7'11" (3.35m max x 2.41m)
Of brick and UPVC construction, double glazed windows, double glazed french door to rear garden, tile effect flooring, radiator.

First Floor Landing

7'11" x 7'1" (2.41m x 2.16m)
Loft access (ladder, light, part boarded).

Bedroom One

14'9" x 8'11" (4.50m x 2.72m)
Double glazed window to rear, radiator, fitted wardrobes.

Bedroom Two

9'3" x 8'11" (2.82m x 2.72m)
Double glazed window to front, radiator.

Bedroom Three

9'5" x 7'2" (2.87m x 2.18m)
Double glazed window to rear, radiator.

Bathroom

6'2" x 7'1" (1.88m x 2.16m)
Double glazed window to front, enclosed bath with shower over, shower screen, W.C, wash hand basin with vanity, part tiled walls, radiator.

Front Garden/Driveway

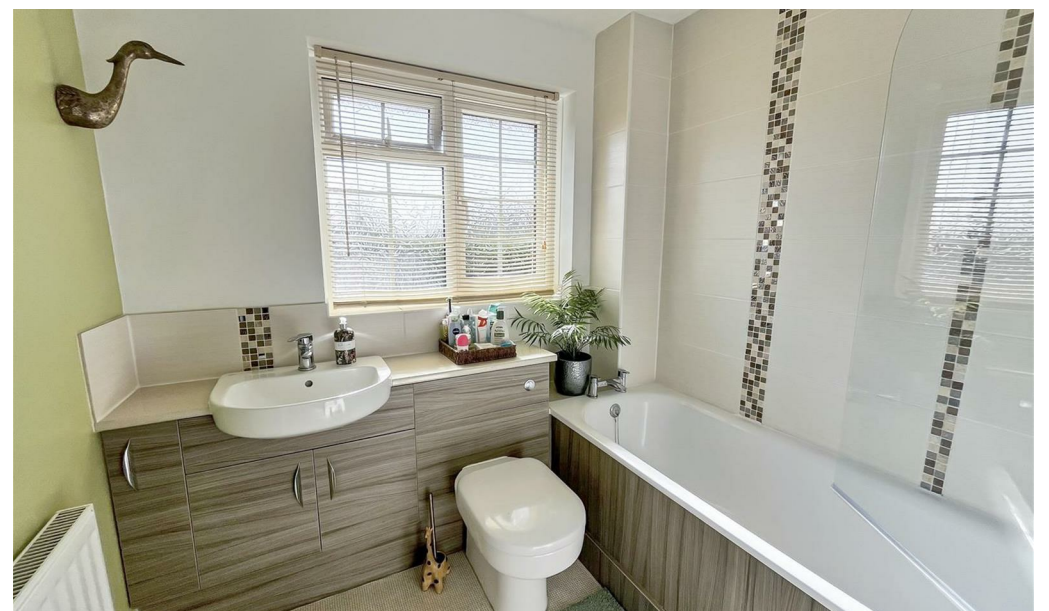
Blocked paved driveway to front.

Rear Garden

Outside tap, two patios, gravel area, shrubs and plants, shed/covered area, rear gate leading to rear lane.

Garage

Located in a block, up and over door to front, access lane next to 29 Tudor Close, first block on left second garage down.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(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	

