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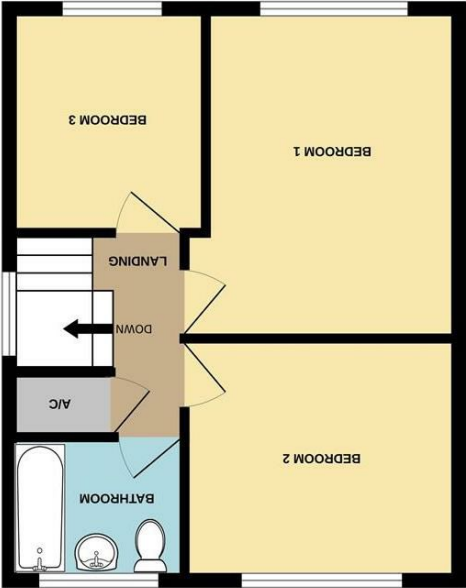
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of the crowd.

**The Important Bit!**

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/drainage 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.

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Council Tax Band: B | Property Tenure: Freehold

A CUT ABOVE THE REST! This fabulous and well loved 3 bedroom semi-detached home, is presented to a high standard and comes with many additional features you'll love. Located in the sort after 'birds' estate in Chipping Sodbury, the property is within easy reach of both Yate Shopping Centre and Chipping Sodbury High Street. Whether walking, cycling, driving or using the many public transport links available, your shopping and recreational needs are sure to be surpassed. There's everything you could ask for with a leisure centre complete with swimming pool, cinema, cafes', pubs and restaurants, regular farmers markets, and children's play areas, as well as access to lots of open green recreational space and country walks. There are many great schools on your doorstep and the area also provides easy access to the M4/M5 motorway network as well as having its own Train Station! The property itself boasts generous room sizes with a well appointed kitchen, open plan lounge and dining room with dual aspect windows making the space light and bright, a spacious entrance hall, lots of storage space, 3 well proportioned bedrooms and a gorgeous bathroom. In addition to this the current owners have drawn plans for the addition of a study space, downstairs cloakroom and extension to the living space which could be added subject to the necessary planning consents. Externally there is a garage with light and power benefiting from a personal door to the garden, and parking for 2 vehicles. But its the many little extras, lovely finishes and personal touches this home boasts that set it apart from the rest!



Entrance Hall

12'1" x 6'10" (3.68m x 2.08m)  
Double glazed composite door and obscure double glazed glass panel to side, radiator, under stairs storage cupboard (fuse board, power and light), stairs to first floor landing.

Lounge

12'10 x 10'9" max (3.91m x 3.28m max)  
Double glazed window to front, radiator, open to dining room, open fire and surround with feature lighting.

Dining Room

10'0" x 8'5" (3.05m x 2.57m)  
Double glazed window to rear, radiator.

Kitchen

11'9" x 8'11" (3.58m x 2.72m)  
Double glazed door to rear, double glazed windows to rear and side, range of wall and base units with solid wood worktop over, single sink and drainer with mixer tap, single oven with inset electric hob and cooker hood above, tiled splashbacks, under cabinet lighting, recess for fridge/freezer, space for washing machine and dishwasher.

First Flooring Landing

8'2" x 7'2" (2.49m x 2.18m)  
Double glazed obscure window to side, loft access (part boarded with drop down ladder and light), storage cupboard with light housing gas combi boiler.

Bedroom One

12'11" x 9'10" (3.94m x 3.00m)  
Double glazed window to front, radiator.

Bedroom Two

10'1" x 9'10" (3.07m x 3.00m)  
Double glazed window to rear, radiator.

Bedroom Three

8'9" x 7'11" (2.67m x 2.41m)  
Double glazed window to front, radiator, single bed built in over stair recess.

Bathroom

5'7" x 7'1" (1.70m x 2.16m)  
Double glazed obscure window to rear, heated towel rail, tiling to walls, bathroom cabinet, shaving point, white suite comprising: panelled bath with shower over, pedestal wash hand basin and WC.

Front Garden

Mainly laid to lawn with path leading to front door with canopy porch and side access gate to the rear garden and outside light.

Rear Garden

Enclosed by fencing, mainly laid to lawn with patio seating area, light, outside tap, outside power socket, personal door to garage, flower bed borders with a range of plants, shrubs, and vegetable planters, side access gate to front, rear access gate to parking.

Garage

Up and over door to front, double glazed door to rear, double glazed window to rear, fuse board, power and light.

Driveway

Hardstanding parking for 2 cars to the rear of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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		

