

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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Get in touch to arrange a viewing!

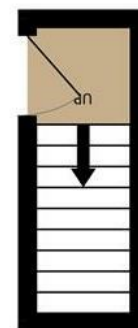
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1ST FLOOR



GROUND FLOOR



8 Cedar Close, Oldland Common, Bristol, BS30 9PY
Offers In Excess Of £180,000





Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN!! TWO DOUBLE BEDROOMS!! REAR GARDEN!! Blue Sky are delighted to offer for sale this fantastic two bedroom maisonette located on Cedar Close in Oldland Common. The property is ideally located close to local amenities in the area, bus stops and local schools. The current vendor has presented this home to a good standard and is all set to move in to!! The accommodation comprises: entrance hall, stairs to the first floor landing with storage cupboard, lounge/diner, kitchen, two double bedrooms and the main bathroom. Externally the property boasts a rear garden with shed. Must view home!! Call today!!



Entrance Hall

3'6" x 3'6" (1.07m x 1.07m)
Double glazed door to side, wall cupboard housing fuse board and meters, stairs to first floor.

Landing

6'7" n/t 3'0" x 10'5" (2.01m n/t 0.91m x 3.18m)
Double glazed window to side, radiator, entry phone system, storage cupboard with light, loft (ladder, two skylight windows to rear).

Lounge/Diner

13'10" n/t 6'8" max x 14'4" x 10'0" (4.22m n/t 2.03m max x 4.37m x 3.05m)
Double glazed window to rear, radiator, glass feature to kitchen.

Kitchen

6'9" n/t 4'9" x 10'1" n/t 5'4" (2.06m n/t 1.45m x 3.07m n/t 1.63m)
Double glazed window to rear, wall and base units, worktops, sink with drainer, space for fridge freezer, space for washing machine, wall mounted gas combi boiler, gas hob, gas oven, tiled splashbacks, tiled flooring, extractor fan, spotlights, ceiling coving.

Bedroom One

14'8" x 9'7" (4.47m x 2.92m)
Double glazed window to front, radiator, ceiling coving.

Bedroom Two

11'2" n/t 7'1" x 10'5" n/t 7'6" (3.40m n/t 2.16m x 3.18m n/t 2.29m)
Double glazed window to front, radiator.

Bathroom

5'4" x 6'7" (1.63m x 2.01m)
Double glazed window to side, W.C, wash hand basin, enclosed bath shower head off taps, tiled walls, tiled flooring, spotlights, radiator.

Front And Rear Garden

Front door accessed via a shared pathway, rear garden accessed via shared pathway. Rear garden has a shed, store, gravel area and trees.

Agents Note

We have been advised by the vendor that there is approx 934 years remaining on the lease. The ground rent is a fixed ground rent of £9 per year.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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	

