

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/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!

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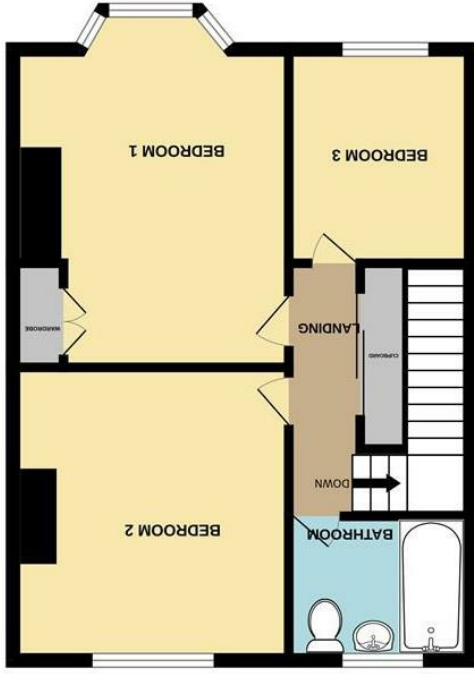
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Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR (42.4 sq.m.) approx.

TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx. Made with Mapbox ©2024



GROUND FLOOR (47.7 sq.m.) approx.



16 Grace Road, Downend, Bristol, BS16 5DX
Offers In Excess Of £325,000



Council Tax Band: C | Property Tenure: Freehold

Welcome to Grace Road, Downend, Bristol - a charming property with great potential! This mid-terrace house, built in the 1930s, boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, offering ample space for a comfortable living arrangement. Situated in a desirable location, this property provides easy access to local amenities and transport links, making it convenient for daily activities. Although described as a renovation project, this property presents a fantastic opportunity for those with a vision to create their dream home. Whether you're looking to modernise the interior or enhance the outdoor space, the potential for transformation is endless. Don't miss out on the chance to turn this house into a home that reflects your style and personality. Embrace the challenge of renovating this property and unlock its hidden beauty. Grace Road could be the perfect canvas for you to unleash your creativity and create a space that truly feels like home.



Porch
3'6" narrows to 5'7" (1.07m narrows to 1.70m)
Opening and steps up to front door, tiled flooring.

Hallway
12'00" x 5'7" narrows to 2'10" (3.66m x 1.70m narrows to 0.86m)
Double glazed door into hallway with window, stairs to first floor, storage cupboard under stairs, storage cupboard housing gas, electric meters and fuse box.

Lounge
12'11" narrows to 11'5" x 13'00" narrows to 11'10" (3.94m narrows to 3.48m x 3.96m narrows to 3.61m)
Double glazed bay window to front, gas fireplace with surround, electric storage heater.

Dining Room
11'11" x 10'10" narrows to 9'8" (3.63m x 3.30m narrows to 2.95m)
Double glazed door to rear, 2x double glazed windows, gas fireplace with surround, storage cupboard in alcove.

Kitchen
16'0" narrows to 13'6" x 7'8" (4.88m narrows to 4.11m x 2.34m)
Obscure double glazed door and window to rear, stainless steel sink with taps and drainer, storage cupboard housing shelves, partly tiled splashbacks, storage heater, matching wall and base units with worktops.

Landing
8'8" x 7'4" narrows to 3'10" (2.64m x 2.24m narrows to 1.17m)
Stairs to ground floor, storage cupboard with shelves.

Bedroom 1
13'5" narrows to 11'7" x 11'4" narrows to 10'2" (4.09m narrows to 3.53m x 3.45m narrows to 3.10m)
Double glazed bay window to front, built in wardrobe, storage heater, storage cupboard in alcoves.

Bedroom 2
11'11" x 11'3" narrows to 10'2" (3.63m x 3.43m narrows to 3.10m)
Double glazed window to rear, storage heater.

Bedroom 3
8'8" x 7'5" (2.64m x 2.26m)
Double glazed window to front, loft access with pull down ladder.

Bathroom
5'10" x 7'5" (1.78m x 2.26m)
Obscure double glazed window to rear, bathroom consists of bath, wash hand basin and WC, water heater over bath, partly tiled splashbacks.

Front Garden
Mostly laid to lawn with pathway to front door, walls enclosing.

Rear Garden
Mature garden, mostly laid to lawn with pathway to rear gate, trees and shrubbery areas, patio space from kitchen/dining room with plastic roof cover, water tap, walls and fences enclosing, outside storage cupboard.

Garage
Single garage at rear, accessed via Overhill Road, up and over door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

