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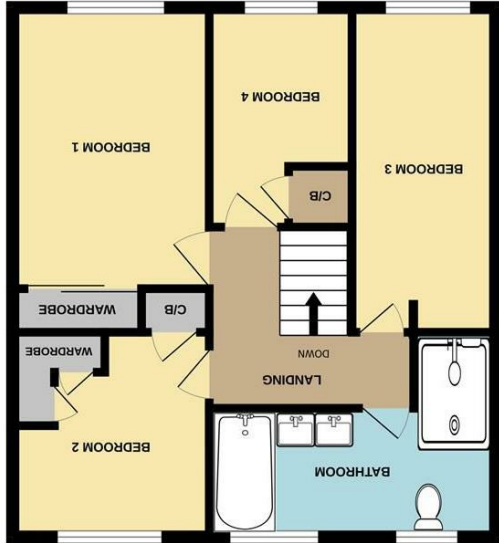
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The Important Bit!

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.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.
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Council Tax Band: C | Property Tenure: Freehold

Nestled in the tranquil cul-de-sac of Ravenswood, Longwell Green, this extended four-bedroom semi-detached house offers a perfect blend of modern living and comfort. Built in 1982, the property has been thoughtfully modernised by the current owners, ensuring a stylish and inviting atmosphere throughout. Upon entering, you are greeted by a spacious reception room that provides an ideal space for relaxation and entertaining. The heart of the home is undoubtedly the modern fitted kitchen, which boasts contemporary fixtures and ample storage, making it a delight for any culinary enthusiast. Adjacent to the kitchen, a convenient utility room adds practicality to daily life. The property features four well-proportioned bedrooms, providing plenty of space for family or guests. The four-piece bathroom suite is elegantly designed, offering both functionality and a touch of luxury. Outside, the property benefits from parking for two vehicles, a valuable asset in this desirable area. The peaceful surroundings of the cul-de-sac enhance the appeal, making it an ideal location for families seeking a safe and friendly neighbourhood. This semi-detached house in Ravenswood is not just a home; it is a lifestyle choice, offering modern amenities in a serene setting. With its thoughtful updates and spacious layout, this property is sure to attract those looking for a comfortable and stylish residence in Longwell Green.



Porch
10'4" x 3'4" (3.15m x 1.02m)
Double glazed door into hall, stairs to first floor, Allegro flooring, ceiling light.

Cloakroom
3'9" x 6'6" (1.14m x 1.98m)
Double glazed window to front, Allegro flooring, spotlights.

Lounge
13'2" x 12'0" max (4.01m x 3.66m max)
Double glazed window to front, feature entertainment wall with polished plaster, built in fireplace, radiator, spotlights, storage cupboard under stairs housing fuse box.

Kitchen/Diner
10'10" x 23'0" (3.30m x 7.01m)
Double glazed patio doors & single door to rear, double glazed windows to rear, the kitchen consists of matching wall and base units with worktops over, sink with drainer and mixer taps, breakfast bar with cupboards, under cabinet lighting, partly tile splashbacks, spotlights, Allegro flooring, radiator, the following appliances are built in:- double oven, induction hob with extractor hood above, dishwasher and fridge/freezer.

Utility Room
6'1" x 6'6" (1.85m x 1.98m)
Matching wall and base units with worktops over, space for washing machine and tumble dryer, extractor fan, Allegro flooring, spotlights, cupboards to gas and electric meters.

W/C
3'5" x 6'6" (1.04m x 1.98m)
W.C, wash hand basin, radiator, Allegro flooring, spotlights, extractor fan.

Landing
8'3" max x 9'11" max (2.51m max x 3.02m max)
Stairs to ground floor, ceiling light, loft hatch.

Bedroom 1
12'11" x 8'11" (3.94m x 2.72m)
Double glazed window to front, built in wardrobes, radiator, spotlights.

Bedroom 2
9'0" x 9'0" (2.74m x 2.74m)
Double glazed window to rear, storage cupboard housing gas combi boiler, built in wardrobe/storage over bed, radiator, ceiling light.

Bedroom 3
14'7" x 6'6" (4.45m x 1.98m)
Double glazed window to front, radiator, ceiling light, loft hatch.

Bedroom 4
9'7" max x 6'4" max (2.92m max x 1.93m max)
Double glazed window to front, storage cupboard, radiator, ceiling light.

Bathroom
9'1" max x 13'8" max (2.77m max x 4.17m max)
2x obscure double glazed windows to rear, bath with shower hose to taps, double walk in shower cubicle, his and hers sinks with drawers, W.C, 2x chrome heated towel rail, Allegro flooring, partly tiled walls, spotlights, extractor fan.

Front / Driveway
Driveway to front of property provides parking for two cars.

Rear Garden
Mostly laid to lawn, patio area and shed, fences enclosing, outside water tap and light.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

