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**Get in touch to arrange a viewing!**

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**📍 28 Ellacombe Road, Bristol, BS30 9BA**

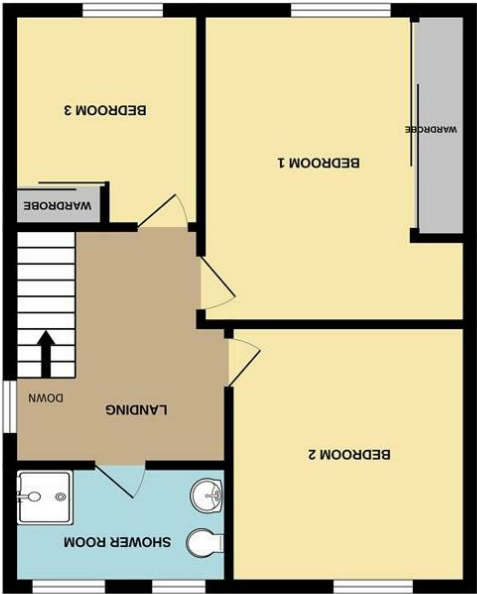
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**Don't forget to register and stay ahead  
of the crowd.**

**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 in the 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



GROUND FLOOR





3

1

2

D

Council Tax Band: B | Property Tenure: Freehold

This fantastic sized semi-detached house offers a perfect blend of modern living and classic appeal located on the desirable Parkwall Road in Barrs Court, Bristol. Built in 1967, the property has been thoughtfully modernised throughout, ensuring a comfortable and stylish environment for its new owners. The house boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, allowing for a seamless flow between living and socialising. The contemporary shower room adds a touch of luxury, catering to the needs of modern life. One of the standout features of this property is the generous parking, accommodating up to four vehicles, which is a rare find in this area. Additionally, the garage offers further convenience for storage or as a workshop. Situated in an excellent location, the property provides easy access to the A4174 ring road, making commuting and travel straightforward. The surrounding area is well-served by local amenities, schools, and parks, ensuring that all essential services are within reach. This semi-detached house presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your own.



**Porch**  
1'08" x 5'04" (0.51m x 1.63m)  
Double glazed door to front.

**Hallway**  
15'02" max x 5'11" max (4.62m max x 1.80m max )  
Double glazed door to the front, radiator, stairs to first floor landing.

**WC**  
2'10" x 2'10" (0.86m x 0.86m)  
Back to the wall low level W.C, wash hand basin, tile splashbacks, tiled flooring, down lighter,

**Lounge**  
13'00" x 14'05" (3.96m x 4.39m)  
Double glazed window to front, electric fire with surround and mantle, radiator, open walkway to the dining room,

**Dining Room**  
11'00" x 10'4" (3.35m x 3.15m)  
Double glazed window to rear, radiator, wood effect flooring,

**Kitchen**  
13'2" max x 9'3" max (4.01m max x 2.82m max )  
Double glazed windows to the rear and side, double glazed door to side, a range of modern style fitted wall and base units, work surfaces, tile splashbacks, under counter electric oven, induction hob, stainless steel sink with mixer tap over, radiator, utility cupboard with space for washing machine and tumble dryer, space for the following appliances: dishwasher, under counter fridge & freezer,

**Landing**  
8'10" x 9'05" max (2.69m x 2.87m max)  
Loft access with loft ladder and light, double glazed window to side,

**Bedroom 1**  
12'11" x 11'08" (3.94m x 3.56m)  
Double glazed window to front, fitted wardrobes, dressing table recess, radiator,

**Bedroom 2**  
10'4" x 10'9 (3.15m x 3.05m2.74m)  
Double glazed window to rear, radiator,

**Bedroom 3**  
8'05" max x 8'11" max (2.57m max x 2.72m max)  
Double glazed window to rear, radiator, fitted wardrobe,

**Shower Room**  
5'04" x 9'08" (1.63m x 2.95m)  
2x double glazed frosted window to rear, three piece suite comprising an enclosed shower cubicle with electric shower over combination vanity sink unit and low level W.C, heated towel radiator, down lighters,

**Front & Driveway**  
Enclosed with low level wall and driveway for several vehicles leading to the garage, gated access to the rear, outside lighting,

**Rear Garden**  
Enclosed by fencing with lawn, pond, brick paved patio and borders hosting plants, shrubs and hedges, covered seating area, door to the garage, brick built shed with light, power and security light, gated side access to the front.

**Garage**  
Detached garage with metal up and over door, light and power, door to the rear garden,



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



The Property Ombudsman

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