



Like what you see?

Get in touch to arrange a viewing!

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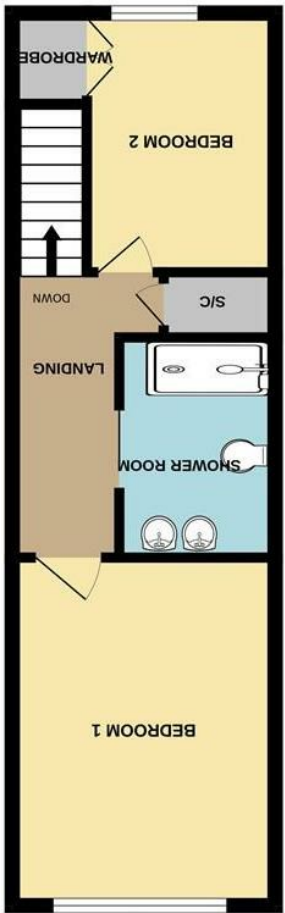
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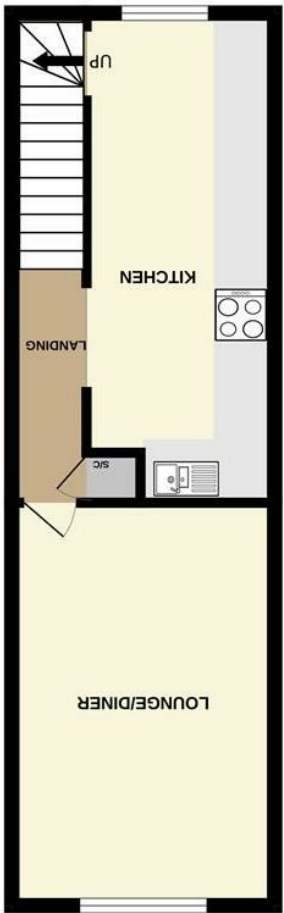
Don't forget to register and stay ahead
of the crowd.

The Important Bit!

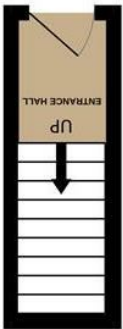
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and 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.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Council Tax Band: A | Property Tenure: Leasehold

SIMPLY STUNNING! Blue Sky are delighted to offer for sale this two bedroom maisonette located on Malvern Drive in Warmley, offering good access to local amenities, green space, ring road connections and bus stops. The current vendor has greatly improved this home over their ownership and has created a beautiful home which is all set to move into! The accommodation comprises: entrance hall with stairs to the first floor landing, lounge/diner to rear and modern kitchen to front. On the second floor you will find two bedrooms and shower room. Externally the property benefits from a garage located close to the property in a block and a front garden. The property also fronts on to a green area offering a pleasant outlook. A must view home, call today to arrange your viewing!! **DON'T MISS OUT!!**



Hall
3'11" x 2'9" (1.19m x 0.84m)
Double glazed door to front, spotlights, fuse board, stairs to first floor landing, LVT vinyl flooring on stairs.

First Floor Landing
7'8" x 2'7" (2.34m x 0.79m)
Storage cupboard, open to kitchen, feature radiator.

Kitchen
19'0" x 6'10" n/t 4'11" (5.79m x 2.08m n/t 1.50m)
Double glazed window to front, open to first floor landing, stairs to second floor, tiled splashbacks, breakfast bar, wall and base units with worktops over, cooker hood, 1 1/1 bowl sink with drainer, electric hob, electric oven, motion sensor lighting under units, space for washing machine, space for tumble dryer, space for fridge freezer, integral microwave, wall mounted gas combi boiler.

Lounge/Diner
15'5" x 10'2" (4.70m x 3.10m)
Double glazed window to rear, wood effect flooring, feature radiator.

Second Floor Landing
10'10" n/t 2'6" x 6'6" n/t 4'1" (3.30m n/t 0.76m x 1.98m n/t 1.24m)
Radiator, spotlights, storage cupboard with light.

Bedroom One
12'7" x 10'2" (3.84m x 3.10m)
Double glazed window to rear, radiator.

Bedroom Two
9'11" x 7'0" to wardrobe door (3.02m x 2.13m to wardrobe door)
Double glazed window to front, radiator, built in wardrobe.

Shower Room
5'8" x 7'11" (1.73m x 2.41m)
Walk in shower, two wash hand basins, vanity unit, W.C, spotlights, extractor fan, heated touch light mirror, heated towel rail, tiled walls and flooring, feature shelving.

Front Garden
Security light, wood seat/store, bin store, gravel area, grass area, shrubs, gated communal walkway.

Garage
Single garage with up and over door to front, located in a block opposite to the rear of property. Last garage in the rank on the right.

Agents Note
The vendor has advised the length remaining is 87 years on the property. There is also a ground rent charge of £200 per year.

