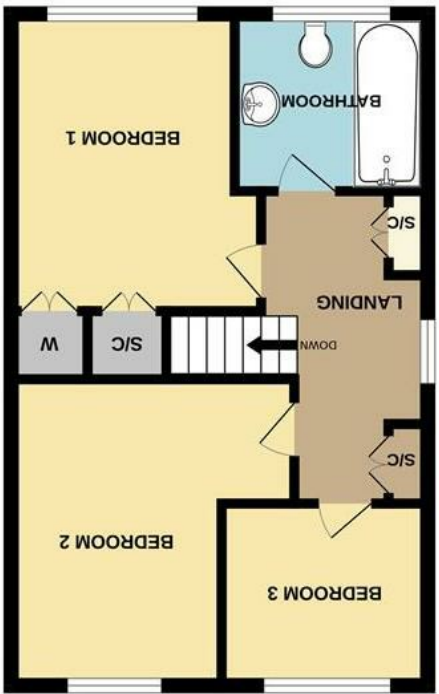


GROUND FLOOR



1ST FLOOR

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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.

The Important Bit!

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

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Get in touch to arrange a viewing!

Like what you see?





Council Tax Band: C | Property Tenure: Freehold

COME AND HAVE A LOOK AT THIS BEAUTIFUL HOME!! This superb three bedroom detached home is certainly worth a viewing!! Located in this small cul-de-sac and close to amenities, ring road connections, cycle track and school, this home really needs to be viewed to appreciate all that is on offer!! The accommodation comprises on the ground floor: entrance hall, cloakroom, kitchen and lounge/diner with access to the conservatory. On the first floor you will find three bedrooms, storage and the bathroom. Further benefits include driveway parking, garage and a good size rear garden. Make sure this home is top of your to view list!! DON'T MISS OUT!!



Entrance Hall

6'3" x 3'10" (1.91m x 1.17m)  
Double glazed door and window to side, fuse board, stairs to first floor landing.

Lounge/Diner

14'9" max x 16'8" max (4.50m max x 5.08m max)  
Double glazed window to rear, double glazed french doors to conservatory, gas fire and surround (disconnected), two radiators, under stairs storage cupboard.

Cloakroom

5'3" x 3'1" (1.60m x 0.94m)  
Extractor fan, radiator, W.C, wash hand basin, partly tiled walls.

Kitchen

12'11" x 8'7" (3.94m x 2.62m)  
Double glazed window to front, wall and base units with worktops over, door to garage, tiled splash backs, radiator, gas range cooker, breakfast bar, cooker hood, integral fridge, 1 1/2 bowl sink with drainer, integral dishwasher, door to garage.

Conservatory

9'9" x 10'5" (2.97m x 3.18m)  
Double glazed windows and double glazed French door to rear garden, of brick and UPVC construction, radiator.

First Floor Landing

9'0" x 4'9" max (2.74m x 1.45m max)  
Double glazed window to side, two storage cupboards, radiator, loft access (drop down ladder, part boarded).

Bedroom One

9'9" to wardrobe door x 11'5" max (2.97m to wardrobe door x 3.48m max)  
Double glazed window to front, radiator, over stairs storage cupboard, built in wardrobe.

Bedroom Two

10'11" max x 11'10" max (3.33m max x 3.61m max)  
Double glazed window to rear, radiator.

Bedroom Three

7'11" x 7'4" (2.41m x 2.24m)  
Double glazed window to rear, radiator.

Bathroom

6'10" x 5'11" (2.08m' x 1.80m)  
Double glazed window to front, W.C, wash hand basin, enclosed bath with shower over, fold away shower screen, extractor fan, tiled walls and floor, heated towel rail.

Garage

17'0" x 7'5" (5.18m x 2.26m )  
Double glazed window to side, power and light, electric roller door to front, space for fridge/freezer, wall mounted gas combi boiler, space for tumble dryer, space/plumbing for washing machine.

Rear Garden

Two side access gates, patio, lawn area, shed, enclosed garden, raised boarder.

Front Garden

Side access gates, pathway to front door, canopy over front door, gravel area, outside tap, shrub.

Parking

Driveway parking in front of the garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

