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 t: 0117 9328165

 info@bluesky-property.co.uk

 28 Ellacombe Road, Bristol, BS30 9BA

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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.



Council Tax Band: B | Property Tenure: Freehold

Nestled in a tranquil cul-de-sac on Noble Avenue, Bristol, this charming semi-detached house offers a delightful blend of comfort and convenience. Built in 1984, the property has been well maintained throughout, ensuring a welcoming atmosphere for its future occupants. The house features two spacious bedrooms, perfect for a small family or professionals seeking extra space. The well-appointed bathroom caters to all your daily needs, while the inviting lounge provides an ideal setting for relaxation or entertaining guests. One of the standout features of this property is the ample parking available for up to two vehicles, a rare find in urban settings. Additionally, the garage offers further storage options or the potential for a workshop, catering to various lifestyle needs. This semi-detached home is not only a practical choice but also a wonderful opportunity to enjoy a peaceful residential environment while remaining close to the vibrant amenities of Bristol. Whether you are looking to settle down or invest, this property is sure to impress with its blend of functionality and charm.



Hallway
5'02" x 4'04" (1.57m x 1.32m)
uPVC double glazed door into hallway, double glazed window to side, stairs to first floor landing, wood effect flooring, radiator.

Lounge
12'10" x 10'08" (3.91m x 3.25m)
Double glazed window to front, radiator.

Kitchen / Diner
7'06" x 13'10" (2.29m x 4.22m)
Two double glazed windows to rear, double glazed door to side, kitchen consists of stainless steel sink with mixer taps & drainer, matching wall & base unit with worktops, integrated electric oven with gas hob & extractor hood above, integrated slimline dishwasher, Worcester gas combi boiler in cupboard, space for washing machine & fridge/freezer, wood effect flooring, partly tiled splash backs, radiator, storage cupboard fitted with light & housing fuse box.

Landing
2'10" x 6'01" (0.86m x 1.85m)
Double glazed window to side, stairs leading to ground floor, loft access.

Bedroom 1
11'06" x 10'09" (3.51m x 3.28m)
Double glazed window to front, built in wardrobes, radiator.

Bedroom 2
9'01" x 7'06" (2.77m x 2.29m)
Double glazed window to front, radiator.

Bathroom
5'10" x 6'00" (1.78m x 1.83m)
Obscured double glazed window to rear, bath with shower above, wash hand basin, WC, extractor fan, tile effect flooring, partly tiled splashbacks, radiator.

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

Rear Garden
Mostly laid to lawn with decking & borders, pathway to garage side door & rear gate, outside water tap, gravel area currently used as a bin store, side gate to front, enclosed with fencing.

Garage
16'07" x 7'10" (5.05m x 2.39m)
Single garage, the vendors have fitted a temporary wall in front of the up & over door as they currently use the space as a gym, power & lighting, side door to rear garden, parking for one car in front of the garage.

Driveway
The property has two driveways providing parking for 2 cars, one located to the front of the property as a gravel area and the second at the rear in front of the garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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		

