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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.

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1ST FLOOR



GROUND FLOOR



81a Gays Road, Hanham, Bristol, BS15 3JX

£425,000



Council Tax Band: C | Property Tenure: Freehold

PREPARE TO BE WOWED, BECAUSE THIS PROPERTY HAS EVERYTHING YOU COULD WISH FOR IN A FAMILY HOME! Located in a quiet residential back water in Hanham, on the edge of Avon Valley, but within easy reach of local shops, schools, amenities, public transport links and Hanham High Street itself, with all its cafe's, restaurants, and pubs, you'll find this gorgeous end terrace home. Downstairs the living space flows from one area to the next. Leading off the sizable hallway you'll find the lounge which opens to the kitchen/dining area which stretches the width of the property and can also be accessed via the hallway. There is also the added plus of the downstairs cloakroom. Upstairs leading off the landing which is almost a room in itself, you'll find three well proportioned bedrooms (bedroom one boasting an en-suite) and bathroom which offers the perfect space for relaxing after a long day. Externally the property offers a single garage, driveway parking to front and a rear garden. You'll need to move quickly to avoid missing out!



Entrance Hall
17'3" x 6'5" (5.26m x 1.96m)
Double glazed French doors to the front aspect, stairs leading to the first floor, radiator, under stairs storage area, fuse board.

Cloakroom
5'5" x 2'5" (1.65m x 0.74m)
Double glazed window to side aspect, W.C, wash hand basin, tiled splash backs, wood effect flooring, radiator.

Lounge
14'11" x 12'0" (4.55m x 3.66m)
Double glazed window to the front aspect, radiator.

Dining Room
12'0" n/t 7'11" x 14'7" (3.66m n/t 2.41m x 4.45m)
Double glazed french doors leading to rear garden, double glazed window, radiator, opening to kitchen.

Kitchen
9'7" x 16'7" (2.92m x 5.05m)
Double glazed window to the rear aspect, range of fitted wall and base units with worktops over, tiled splash backs, 1 1/2 bowl stainless steel sink and drainer, electric oven with hob and extractor hood above, integral fridge/freezer, space and plumbing for washing machine, space for dishwasher, storage cupboard housing gas combi boiler, spotlights, wood effect flooring, space for dishwasher.

Landing
Double glazed window to side aspect, loft access (ladder, part boarded and light), storage cupboard.

Bedroom One
14'2" n/t 11'9" x 9'9" (4.32m n/t 3.58m x 2.97m)
Double glazed window to the rear aspect, radiator, door to en-suite.

En-Suite
3'11" x 6'5" (1.19m x 1.96m)
Double glazed window to the side aspect, three piece suite comprising of a W.C, wash hand basin and shower cubicle, part tiled walls, tiled flooring, heated towel rail, spotlights.

Bedroom Two
12'0" x 11'10" (3.66m x 3.61m)
Double glazed window to the front aspect, radiator.

Bedroom Three
10'8" x 8'9" (3.25m x 2.67m)
Double glazed window to the rear aspect, radiator.

Bathroom
5'6" x 6'5" (1.68m x 1.96m)
Double glazed window to front aspect, three piece suite comprising of W.C, wash hand basin and panelled bath with shower over, part tiled walls, tiled flooring, heated towel rail, spotlights.


Front Garden
Pathway to front door, gravel area.

Driveway
Off street parking to the front.

Garage
Up and over door, power and lighting, double glazed door to rear garden, skylight, double glazed window, part eaves storage, fuse board, bin store to side of garage. Garage is currently used as storage and a study area.

Rear Garden
Enclosed by boundary fencing, double glazed door to garage, area laid to lawn with pathway leading to side gated access, shrubs bordering to one side, outside water tap, patio, decking area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		