



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!

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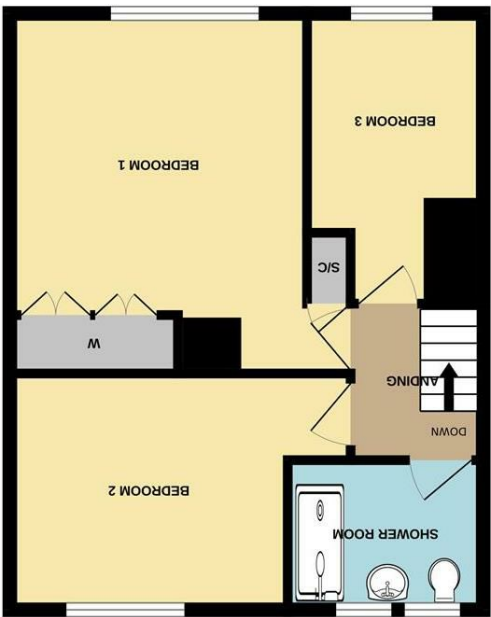
 28 Ellacombe Road, Bristol, BS30 9BA

 info@bluesky-property.co.uk

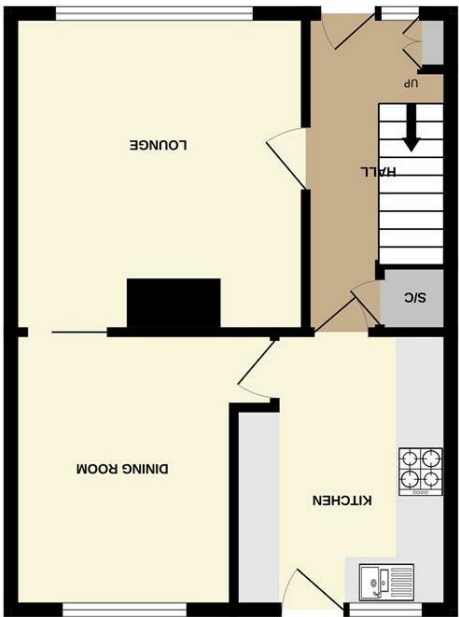
 T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR



Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! Blue Sky are pleased to offer for sale this terrific three bedroom middle terrace home located on Long Handstones in Cadbury Heath. The property is within easy access to travel links, schools and other amenities in the area. The property does require some updating but offers any potential buyer the opportunity to really make their mark. This property boasts an entrance hall, lounge, dining room and kitchen to the ground floor. On the first floor can be found three bedrooms and shower room. Further benefits include double glazing and gas central heating. Externally the property offers a front and a good size rear garden with patio area and outbuilding. Sure to be popular, call today!



Entrance Hall

13'6" x 5'11" (4.11m x 1.80m)
Double glazed window and door to front, radiator, stairs to first floor landing, under stairs storage cupboard, base cupboard housing meters and fuse board.

Lounge

12'11" max x 11'9" (3.94m max x 3.58m)
Double glazed window to front, radiator, gas fire with surround (not connected), sliding door to dining room.

Dining Room

9'5" x 10'8" n/t 8'11" (2.87m x 3.25m n/t 2.72m)
Double glazed window to rear, radiator.

Kitchen

9'11" x 8'8" (3.02m x 2.64m)
Double glazed stable door to rear, double glazed window to rear, wall and base units, worktops, one and a half bowl sink and drainer, tiled splashbacks, space for fridge, space for freezer, space for gas cooker, space for washing machine, tiled flooring.

First Floor Landing

6'8" x 6'0" (2.03m x 1.83m)
Loft access (light and part boarded).

Bedroom One

13'0" max x 13'9" max (3.96m max x 4.19m max)
Double glazed window to front, radiator, storage cupboard, fitted wardrobes and shelving.

Bedroom Two

9'6" max x 13'7" max (2.90m max x 4.14m max)
Double glazed window to rear, radiator.

Bedroom Three

9'8" max x 8'9" max (2.95m max x 2.67m max)
Double glazed window to front, wall mounted gas combi boiler.

Shower Room

5'9" x 7'11" (1.75m x 2.41m)
Double glazed window to rear, extractor fan, shaver point, WC, wash hand basin, shower cubicle, radiator, part tiled walls.

Front Garden

Steps down to front door, gravel, shrubs and plants, shared gated side access with path leading to side access into the rear garden.

Rear Garden

Enclosed rear garden, outbuilding with window and door, side access gate, garden seat, gravel area, patio, outside tap, plants and shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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	

