



Like what you see?

Get in touch to arrange a viewing!

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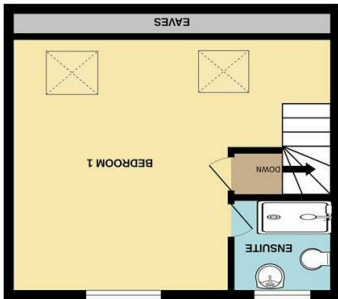
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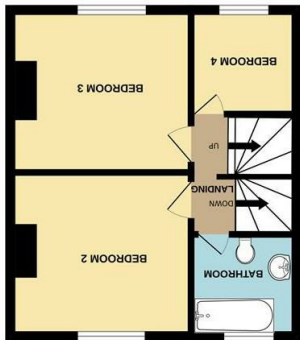
Don't forget to register and stay ahead  
of the crowd.

The Important Bit!

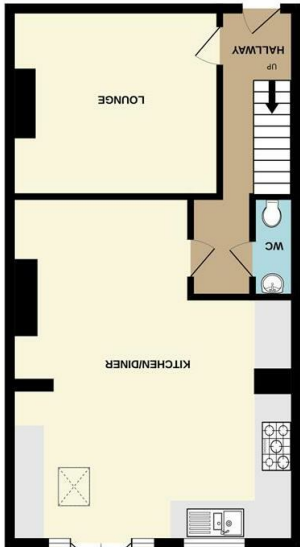
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and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



2ND FLOOR



1ST FLOOR



GROUND FLOOR





Council Tax Band: B | Property Tenure: Freehold

WHEN SIZE MATTERS!! Blue Sky welcomes you to this superb spacious home located on Syston Way in Kingswood. The property is ideally located close to the local park, amenities in the area and school which isn't far away. Ideal spot for a growing family! The vendor has presented and improved this home to a very high standard, so what you waiting for, call today to book your viewing! The accommodation comprises: entrance hall, cloakroom, lounge and kitchen/diner to the ground floor. The first floor offers three good size bedrooms and bathroom. The second floor boasts the main bedroom with skylight windows and en-suite. Externally you will find the front driveway, rear garden with patio and lawn and the rear garage which is accessed via the rear lane. Don't miss out on the wonderful home!!



Entrance Hall

16'9" x 7'0" n/t 5'4" (5.11m x 2.13m n/t 1.63m)  
Double glazed door to front, wall unit housing fuse board, feature radiator, stairs to first floor landing.

Cloakroom

5'11" x 2'5" (1.80m x 0.74m)  
Wash hand basin with vanity, W.C, tiled splash backs, extractor fan.

Lounge

12'11" max x 11'1" max (3.94m max x 3.38m max)  
Double glazed window to front, radiator.

Kitchen/Diner

20'5" n/t 15'3" x 16'10" n/t 9'8" (6.22m n/t 4.65m x 5.13m n/t 2.95m)  
Three double glazed windows to rear, double glazed French doors to rear, two radiators, skylight window, wall cupboard housing gas combi boiler, breakfast bar, wall and base units with worktops over, space for fridge/freezer, space for dishwasher, space for washing machine, cooker hood, electric oven, tiled splash backs, 1 1/2 bowl sink with drainer, five ring gas hob.

First Floor Landing

8'3" x 7'0" (2.51m x 2.13m)  
Stairs to first floor rooms, stairs to second floor.

Bedroom Two

10'9" x 9'8" max (3.28m x 2.95m max)  
Double glazed window to rear, radiator.

Bedroom Three

10'8" x 9'7" max (3.25m x 2.92m max)  
Double glazed window to front, radiator.

Bedroom Four

7'2" x 7'0" (2.18m x 2.13m)  
Double glazed window to front, radiator.

Bathroom

6'0" x 6'11" (1.83m x 2.11m)  
Double glazed window to rear, W.C, wash hand basin, extractor fan, enclosed bath with shower over, shower screen, heated towel rail, part tiled walls, bathroom cabinet.

Second Floor Landing

2'8" x 6'5" (0.81m x 1.96m)  
Door to bedroom one.

Bedroom One

18'7" max x 15'2" n/t 8'8" (5.66m max x 4.62m n/t 2.64m)  
Double glazed window to rear, two skylight windows to front, eaves storage access, radiator, door to en-suite.

En-Suite

5'9" x 6'2" (1.75m x 1.88m)  
Double glazed window to rear, heated towel rail, extractor fan, wash hand basin, W.C, shower cubicle, bathroom cabinet, part tiled walls.

Rear Garden

Patio area, outside tap, steps up to lawn area, steps up to garage/store.

Driveway

Two parking to front, bin store, patio area.

Garage/Store

8'2" max x 15'1" max (2.49m max x 4.60m max)  
Electric roller door to front, double glazed window to rear, door to rear, power and light, outside light. Accessed via the rear lane.

Agent Note

The solar panels are owned, not leased.



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

