

SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

📞 **T: 0117 9328165**

✉ **info@bluesky-property.co.uk**

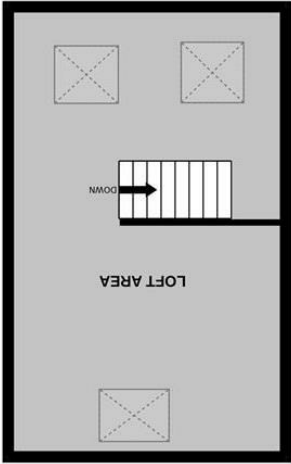
📍 **28 Ellacombe Road, Bristol, BS30 9BA**

🌐 **www.bluesky-property.co.uk**

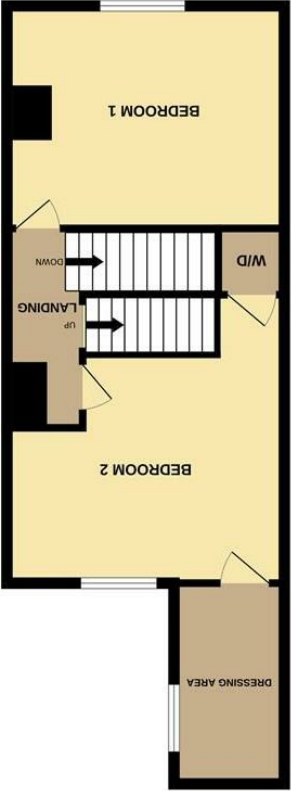
Don't forget to register and stay ahead of the crowd.

The Important Bit

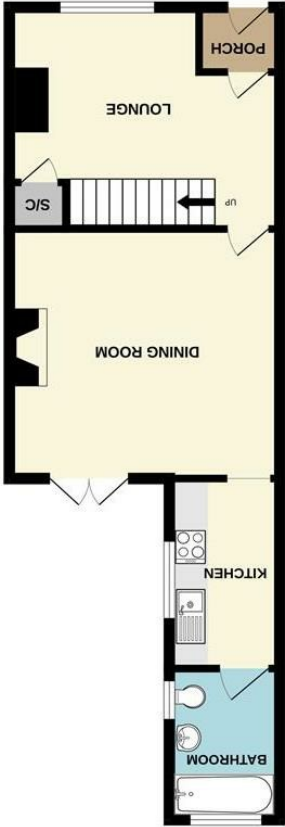
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and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

Made with Mapbox ©2025

10 Lewin Street, Redfield, Bristol, BS5 9NU

£350,000



Council Tax Band: A | Property Tenure: Freehold

MORE THAN MEETS THE EYE!! Blue Sky are thrilled to offer for sale this fantastic two bedroom Victorian home located on Lewin Street in Redfield. Location is ideal as the property is within walking distance to many amenities in the area, including shops, cafes, bus stops and parks! It also offers easy access to the city centre, ideal for commuters! The accommodation comprises: entrance porch, lounge, dining room, kitchen and downstairs bathroom to the ground floor. On the first floor you will find two double bedrooms (bedroom two boasting a dressing area) and stairs leading to the loft area. Externally the property offers a rear garden and garage! We think this home is a real gem, call today to arrange your viewing!!



Entrance Porch
4'2" x 3'4" (1.27m x 1.02m)
Double glazed door and window to front, gas meter, fuse board and electric meter.

Lounge
11'5" max x 13'11" max (3.48m max x 4.24m max)
Double glazed window to front, spotlights, radiator, feature fire, under stairs storage cupboard.

Dining Room
12'10" max x 14'0" max (3.91m max x 4.27m max)
Double glazed French doors to rear, radiator, gas fire and surround, space for fridge/freezer.

Kitchen
9'9" x 5'8" (2.97m x 1.73m)
Double glazed window to side, radiator, wall and base units with worktops over, tiled splashbacks, sink and drainer, electric hob and oven, space for dishwasher, space for washing machine.

Bathroom
7'9" x 5'10" (2.36m x 1.78m)
Double glazed window to rear and side, W.C, wash hand basin, part tiled walls, enclosed bath with shower head off taps, wall mounted gas combi boiler, heated towel rail.

Inner Hall
2'8" x 2'10" (0.81m x 0.86m)
Stairs to first floor landing, spotlight.

First Floor Landing
10'4" x 3'6" n/t 2'3" (3.15m x 1.07m n/t 0.69m)
Stairs to loft.

Bedroom One
11'5" x 14'0" max (3.48m x 4.27m max)
Double glazed window to front, radiator.

Bedroom Two
12'5" n/t 5'0" x 14'1" n/t 10'1" (3.78m n/t 1.52m x 4.29m n/t 3.07m)
Double glazed window to rear, radiator, built in wardrobe, door to dressing area.

Dressing Area
9'6" x 5'8" (2.90m x 1.73m)
Double glazed window to side, radiator.

Loft Area
23'1" max x 13'6" max (7.04m max x 4.11m max)
Skylight windows to front and rear, restricted head height.

Rear Garden
Outside tap, lawn, shrubs, hardstanding area, door to garage.

Garage
17'6" max x 13'10" max (5.33m max x 4.22m max)
Up and over door to front, double glazed French doors to rear, two skylights, accessed via George and Dragon Lane.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

