

Like what you see?

Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties

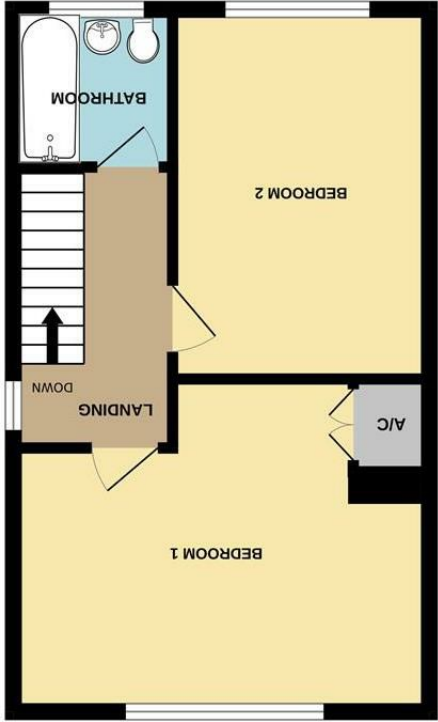
and get lots of help at!

🌐 www.bluesky-property.co.uk

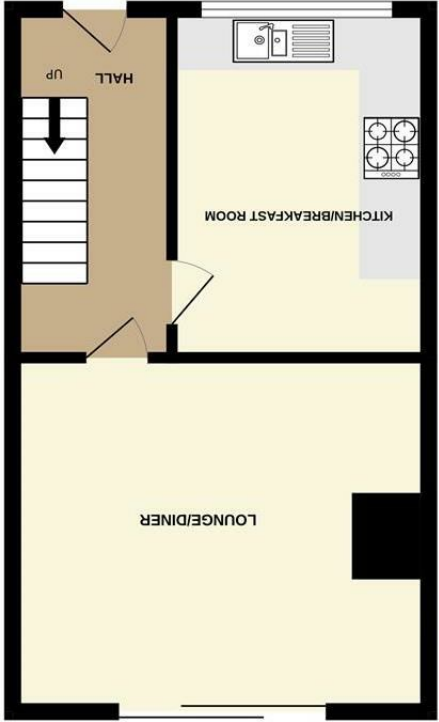
Don't forget to register and stay ahead
of the crowd.

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.



1ST FLOOR



GROUND FLOOR

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33 Bellevue Road, Kingswood, Bristol, BS15 9TU
Offers In Excess Of £270,000



Council Tax Band: B | Property Tenure: Freehold

BEAUTIFULLY PRESENTED HOME!! Blue Sky are pleased to offer for sale this well presented home located on Bellevue Road in Kingswood. The property is ideally located close to local amenities in the area and school. The current vendor has presented this home to a very good standard and is all set to move into! The accommodation comprises: entrance hall, lounge/diner and kitchen/breakfast room to the ground floor. On the first floor you will find two good size double bedrooms and a bathroom. Externally the property boasts tiered front and rear gardens. Make sure this home is top of your to view list!!



Entrance Hall

12'1" x 5'6" (3.68m x 1.68m)
Double glazed door to front, radiator, under stairs storage area, stairs to first floor landing.

Kitchen/Breakfast Room

11'9" x 8'11" (3.58m x 2.72m)
Double glazed window to front, wall and base units with worktops over, wall unit housing fuse board, tiled splashbacks, radiator, electric oven, gas hob, 1 1/2 bowl sink with drainer, space for washing machine, space for fridge/freezer.

Lounge/Diner

12'3" max x 14'11" (3.73m max x 4.55m)
Double glazed patio doors to rear, radiator.

First Floor Landing

8'9" x 5'6" (2.67m x 1.68m)
Double glazed window to side, loft access (drop down ladder, part boarded, light).

Bedroom One

11'9" max x 15'1" max (3.58m max x 4.60m max)
Double glazed window to rear, radiator, airing cupboard housing gas combi boiler and storage.

Bedroom Two

12'11" x 8'11" (3.94m x 2.72m)
Double glazed window to front, radiator.

Bathroom

5'5" x 5'6" (1.65m x 1.68m)
Double glazed window to front, W.C, wash hand basin, heated towel rail, enclosed bath with shower over, part tiled walls, tiled flooring, shower screen.

Front Garden

Gated access, steps down, raised border of bark, shrubs and plants, canopy over front door, gated side access, outside tap, lawn, decking.

Rear Garden

Hardstanding area, steps down to rear gated access, lower garden with patio and bark and shed, gated side access. Rear access gate leads to rear lane.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>65</div>	<div>88</div>
(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		

