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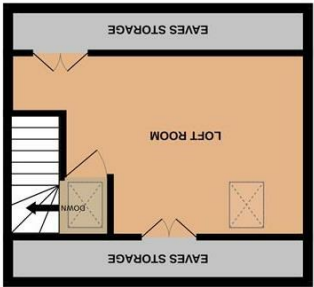
28 Ellacombe Road, Bristol, BS30 9BA

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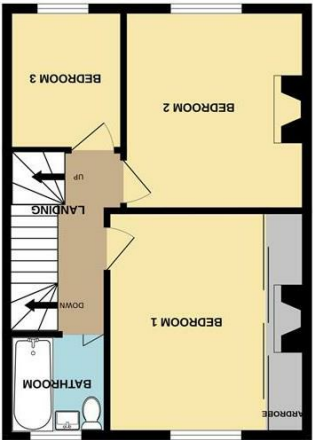
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



2ND FLOOR
285 sq. ft. (26.4 sq. m.) approx.



1ST FLOOR
430 sq. ft. (40.0 sq. m.) approx.



GROUND FLOOR
525 sq. ft. (48.8 sq. m.) approx.

TOTAL FLOOR AREA: 1240 sq. ft. (115.2 sq. m.) approx.
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Council Tax Band: B | Property Tenure: Freehold

This delightful mid-terrace home on Oakfield Road in Bristol, offers a perfect blend of comfort and style, making it an ideal family home. Built between the 1930s and 1950s, this property has been lovingly maintained by the current vendors, ensuring a warm and inviting atmosphere throughout. As you enter, you are greeted by two spacious reception rooms, each featuring open fireplaces that add a touch of character and warmth to the living space. These versatile rooms provide ample opportunity for relaxation and entertaining, catering to both family gatherings and quiet evenings in. The property is ideal for families, being within walking distance of the highly regarded Beacon Rise Primary School, which has received an outstanding rating from Ofsted and Little Oaks Day Nursery on your road. This proximity to quality education makes it an excellent choice for those with children. This home boasts three well-proportioned bedrooms, providing plenty of space for family members or guests. Additionally, a loft room offers further potential as an additional bedroom, a study, or a playroom, enhancing the home's versatility. The bathroom is conveniently located, ensuring ease of access for all. Outside, the low maintenance south facing rear garden presents a perfect retreat for enjoying the outdoors without the burden of extensive upkeep. For those with vehicles, the property includes driveway parking for two cars, a valuable feature in this sought-after area. In summary, this beautiful, terraced family home on Oakfield Road is a rare find, combining period charm with modern convenience. It is ideally suited for families seeking a welcoming environment in a vibrant community. Do not miss the opportunity to make this lovely house your new home.



Porch
2'2" x 5'11" (0.66m x 1.80m)
Step up to open porch, tile flooring, archway.

Hallway
13'3" x 5'11" (4.04m x 1.80m)
Obscured double glazed door into hallway, two obscured double glazed windows to front, stairs to first-floor landing, storage cupboard under stairs, 2x cupboards housing fuse box, gas and electric meters, radiator, wood effect flooring.

Lounge
14'5" n/t 11'11" x 11'9" n/t 10'5" (4.39m n/t 3.63m x 3.58m n/t 3.18m)
Double glazed box window to front, feature open fireplace, radiator.

Sitting Room
11'11" x 11'9" n/t 10'6" (3.63m x 3.58m n/t 3.20m)
Double glazed French doors to rear garden, feature open fireplace, ceiling rose, wood effect flooring, radiator, opening to dining room.

Dining Room
8'1" x 6'5" (2.46m x 1.96m)
Opening into kitchen, wood effect flooring, radiator.

Kitchen
10'0" x 8'8" (3.05m x 2.64m)
Double glazed door and window to rear garden, kitchen consists of matching wall & base units with worktops, 1 & 1/2 bowl sink with mixer taps & drainer, integrated electric oven with gas hob & extractor hood above, Worcester gas combi boiler, partly tiled splash backs, tile flooring, spotlights, space for washing machine, dishwasher and fridge/freezer.

1st Floor Landing
9'8" x 5'11" n/t 3'0" (2.95m x 1.80m n/t 0.91m)
Stairs to ground floor and second floor, ceiling rose.

Bedroom 1
11'11" x 12'0" n/t 10'9" (3.63m x 3.66m n/t 3.28m)
Double glazed window to rear, feature open fireplace, built in mirrored wardrobes with LED lights, wood effect flooring, radiator.

Bedroom 2
11'11" x 11'0" n/t 9'10" (3.63m x 3.35m n/t 3.00m)
Double glazed window to front, feature open fireplace, radiator.

Bedroom 3
8'4" x 6'10" (2.54m x 2.08m)
Double glazed window to front, radiator.

Bathroom
5'8" x 5'8" (1.73m x 1.73m)
Obscured double glazed window to rear, bathroom consists of bath with shower above, wash hand basin, WC, under floor heating, heated towel rail, extractor fan, tiled flooring and walls, spotlights.

2nd Floor Landing
3'5" x 5'11" (1.04m x 1.80m)
Velux double glazed window to rear with fitted blinds, wood effect flooring.

Loft Room
13'1" n/t 9'2" x 16'8" n/t 13'5" (3.99m n/t 2.79m x 5.08m n/t 4.09m)
Velux double glazed window to rear with fitted blinds, eaves storage at the front & rear of property, wood effect flooring, radiator.

Front / Driveway
Access to the front of the property via the driveway, providing off street parking for two cars, walls and fences enclosing.

Rear Garden
South facing low maintenance rear garden, mostly laid to lawn with patio, decking and Astro turf areas, walls & fences enclosing, outside water tap, purpose built BBQ area, shed, rear access to lane behind property - accessed from Forest Road.



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		
	66	81
England & Wales		
EU Directive 2002/91/EC		

