



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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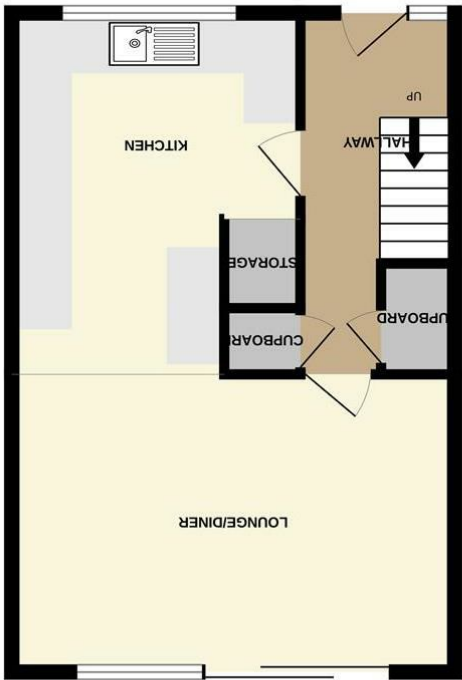
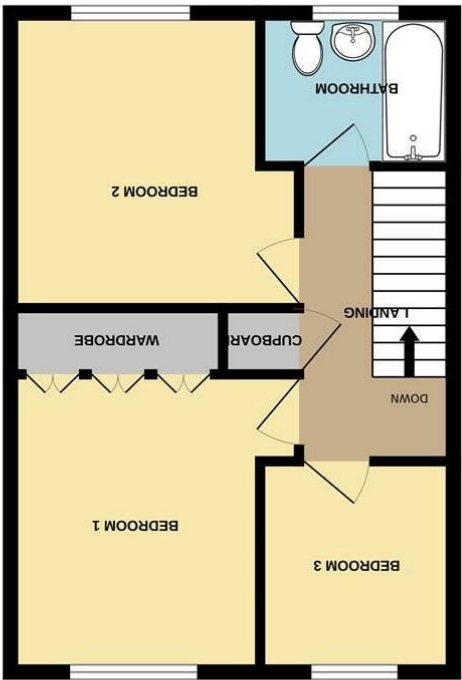
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Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA : 854 sq.ft. (79.4 sq.m.) approx.
Made with Mapbox ©2025



Council Tax Band: B | Property Tenure: Freehold

TAKE OUR HINT & BOOK A VIEWING FOR HINTON DRIVE! Positioned in the peaceful cul-de-sac on Hinton Drive, this charming mid-terrace house, built in 1978, offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for first-time buyers or savvy investors looking to expand their portfolio. Upon entering, you will be greeted by a beautifully presented open-plan lounge and dining area, perfect for entertaining guests or enjoying family time. The modern kitchen is designed with functionality in mind, making meal preparation a pleasure. The layout of the home ensures a warm and inviting atmosphere throughout. The property boasts a well-maintained bathroom, ensuring convenience for all residents. Additionally, the outdoor space includes a garage and parking for up to two vehicles, a rare find in this bustling area, providing ample room for family and friends. This home is not only aesthetically pleasing but also practical, making it a wonderful choice for those seeking a comfortable lifestyle in a sought-after location. With its proximity to local amenities and transport links, this property is sure to attract interest. Do not miss the opportunity to make this lovely house your new home.



Hallway
13'10" x 5'11" n/t 3'1" (4.22m x 1.80m n/t 0.94m)
uPVC double glazed door into the hallway, obscured double glazed window to front, stairs to first floor landing, 2x storage cupboards, wood effect flooring, radiator.

Lounge / Diner
11'5" x 17'5" (3.48m x 5.31m)
uPVC double glazed sliding patio doors and window to rear, wood effect flooring, radiator, opening into the kitchen.

Kitchen
13'3" n/t 7'11" x 11'0" n/t 8'1" (4.04m n/t 2.41m x 3.35m n/t 2.46m)
Double glazed window to front, the kitchen consists of matching wall & base units with worktops, breakfast bar, stainless steel sink with mixer taps & drainer, integrated electric oven with induction hob & extractor hood above, gas combi boiler in cupboard, wood effect flooring, spotlights, partially tiled splashbacks, space for washing machine and fridge/freezer.

Landing
10'5" x 5'11" n/t 3'1" (3.18m x 1.80m n/t 0.91m/0.30m)
Stairs to ground floor, storage cupboard, loft access.

Bedroom 1
14'0" n/t 10'11" x 11'1" n/t 9'7" (4.27m n/t 3.33m x 3.38m n/t 2.92m)
Double glazed window to rear, built in wardrobes, radiator.

Bedroom 2
10'9" n/t 4'11" x 11'1" n/t 9'7" (3.28m n/t 1.50m x 3.38m n/t 2.92m)
Double glazed window to front, radiator.

Bedroom 3
7'10" x 7'5" (2.39m x 2.26m)
Double glazed window to rear, radiator.

Bathroom
5'5" x 7'4" (1.65m x 2.24m)
Obscured double glazed window to front, bath with shower above, wash hand basin, WC, radiator, wood effect flooring, partly tiled splashbacks.

Front Garden
Pathway & steps leading to front door, patio & lawn areas, trees, shrubs & boarders, fences & walls enclosing, outside water tap, light & power, gated access.

Rear Garden
Mostly laid to lawn with pathway to rear gate, fences enclosing, rear gate leads to pedestrian access at the back of the property.

Garage
16'3" x 8'2" (4.95m x 2.49m)
Garage is located in block in front of property, up & over door, (middle garage with white door)

Parking
2x allocated parking spaces, one located in front of the garage and second in car park near property (third bay in on left hand side)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(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	

