



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

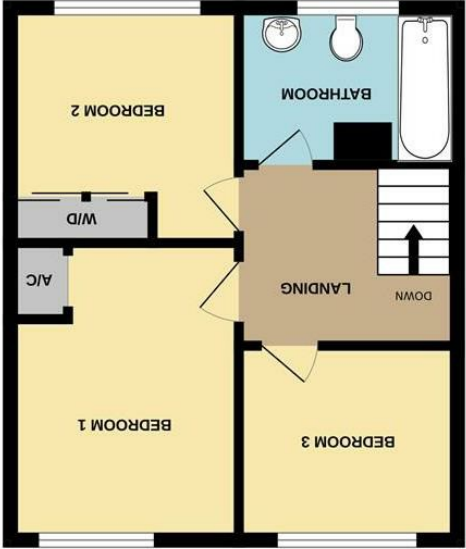
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Don't forget to register and stay ahead  
of the crowd.

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 in 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



Council Tax Band: B | Property Tenure: Freehold

CUL-DE-SAC POSITION! Blue Sky are delighted to offer for sale this superb three bedroom home located on Brookfield Walk in Oldland Common. Location is ideal as local amenities, school and cycle track are close by! The current vendor has maintained this home to a very high standard, all set to move in to! Accommodation comprises: entrance hall, lounge, dining room, conservatory and kitchen to the ground floor. On the first floor you will find three bedrooms and bathroom. Externally the property boasts a front with a pleasant outlook, rear garden and a single garage located in a block close to the property. Must view home, call today to arrange your viewing!!



**Entrance Hall**  
4'3" x 4'10" max (1.30m x 1.47m max)  
Double glazed door to front, stairs to first floor landing.

**Lounge**  
14'8" x 13'2" max (4.47m x 4.01m max)  
Double glazed window to front, radiator, gas fire with surround.

**Kitchen**  
9'11" max x 8'5" (3.02m max x 2.57m)  
Double glazed door and double glazed window to rear, tiled flooring, radiator, wall and base units with worktops over, tiled splash backs, sink and drainer, cooker hood, space for fridge/freezer, space for washing machine, space for gas cooker, space for slimline dishwasher.

**Dining Room**  
9'4" x 7'7" (2.84m x 2.31m )  
Radiator, double glazed patio doors to conservatory, under stairs storage cupboard housing fuse board and light, sliding door to kitchen.

**Conservatory**  
9'6" x 8'7" (2.90m x 2.62m)  
Tiled flooring, double glazed windows and double glazed door to garden, of brick and UPVC construction.

**First Floor Landing**  
8'2" x 7'2" (2.49m x 2.18m)  
Loft access (drop down ladder, part boarded, light).

**Bedroom One**  
15'0" x 8'11" (4.57m x 2.72m)  
Double glazed window to rear, radiator, air conditioning unit (hot and cold air), open unit housing gas combi boiler.

**Bedroom Two**  
9'2" x 8'10" (2.79m x 2.69m)  
Double glazed window to front, radiator, fitted wardrobes and overhead storage.

**Bedroom Three**  
9'5" x 7'3" (2.87m x 2.21m)  
Double glazed window to rear, radiator.

**Bathroom**  
6'1" x 7'2" (1.85m x 2.18m)  
Double glazed window to front, radiator, W.C, wash hand basin, enclosed bath with shower over, shower screen, part tiled walls.

**Front Garden**  
Path to front door, lawn area, patio area.

**Rear Garden**  
Outside tap, shed, lawn area, patio area, pathway to rear gate, built in wooden seat.

**Garage**  
Single garage with up and over door to front. Located in a block close to the property. Fourth garage down in the left block, black door.

