



Like what you see?

Get in touch to arrange a viewing!

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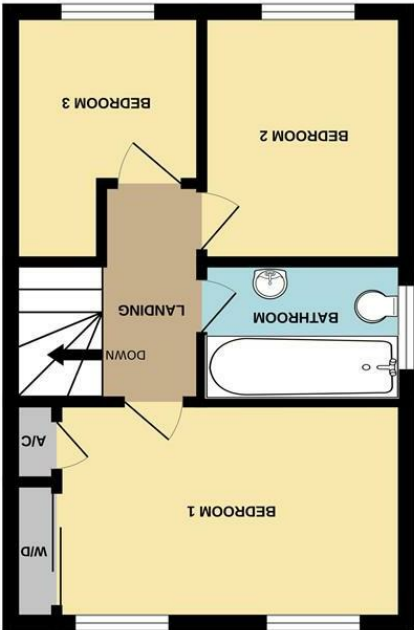
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Don't forget to register and stay ahead  
of the crowd.

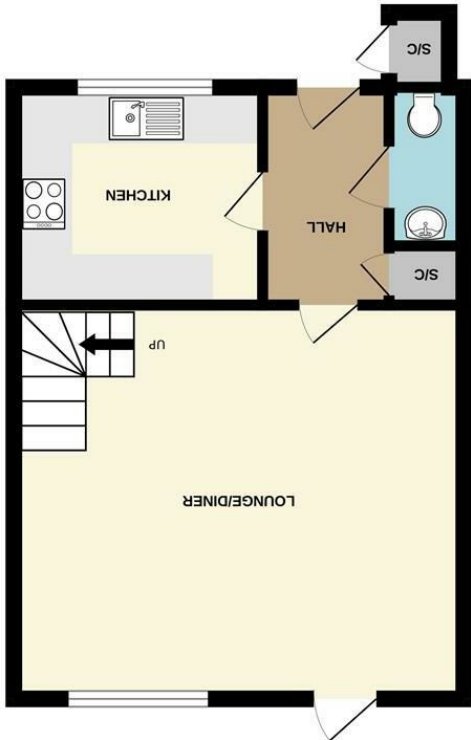
The important bit!

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 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/drainaged 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



Made with Miroplan ©2025



2 Bickford Close, Barrs Court, Bristol, BS30 8SF  
Offers In Excess Of £300,000



Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Blue Sky welcomes you to this superb three bedroom home located on Bickford Close in the ever popular area of Barrs Court. The property is ideally located close to local amenities, ring road connections and bus stops!! The current vendor has presented this home to a good standard and offered for sale with no onward chain, a must view!! The accommodation comprises: entrance hall, cloakroom, lounge/diner and kitchen to the ground floor. On the first floor you will find the main bedroom with built in wardrobes, two further bedrooms two and a well presented bathroom. Externally the property offers a single garage, driveway parking and a good size rear garden!! Call today to arrange your viewing!!



Entrance Hall

9'4" x 2'10" (2.84m x 0.86m )  
Double glazed door to front, radiator, storage cupboard.

Cloakroom

6'5" x 2'8" (1.96m x 0.81m)  
Wash hand basin, W.C, radiator, tiled splashbacks, extractor fan.

Kitchen

8'10" x 7'9" (2.69m x 2.36m)  
Double glazed window to front, wall and base units with worktops over, tiled splashbacks, sink and drainer, electric oven and hob, cooker hood, space for washing machine, space for fridge/freezer.

Lounge/Diner

15'11"max x 14'0" (4.85mmax x 4.27m)  
Double glazed door to rear, double glazed window to rear, fire surround with gas connection (capped off), radiator, stairs to first floor landing.

First Floor Landing

10'5" x 7'7" max (3.18m x 2.31m max)  
Spiral staircase to lounge/diner.

Bedroom One

7'10" x 14'0" max (2.39m x 4.27m max)  
Two double glazed windows to rear, radiator, airing cupboard housing gas combi boiler, built in wardrobes with sliding doors.

Bedroom Two

8'11" x 6'1" (2.72m x 1.85m)  
Double glazed window to front, radiator.

Bedroom Three

8'10" n/t 5'11" x 7'6" n/t 4'8" (2.69m n/t 1.80m x 2.29m n/t 1.42m)  
Double glazed window to front, radiator.

Bathroom

6'1" x 7'3" (1.85m x 2.21m)  
Double glazed window to side, loft access (part boarded, light), W.C, wash hand basin, shaver point, extractor fan, part tiled walls, enclosed bath with shower over.

Front Garden

Canopy over front door, door to storage cupboard housing fuse board and meters, shrubs, pathway to front door, lawn and gravel.

Garage

17'6" x 8'2" (5.33m x 2.49m)  
Up and over door to front, double glazed door to rear, power and light, eaves storage.

Driveway

Parking for one car.

Rear Garden

Enclosed rear garden, patio, outside tap, gravel and chippings, lawn area, shrubs and tree, door to garage.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C	70		
(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			

