



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

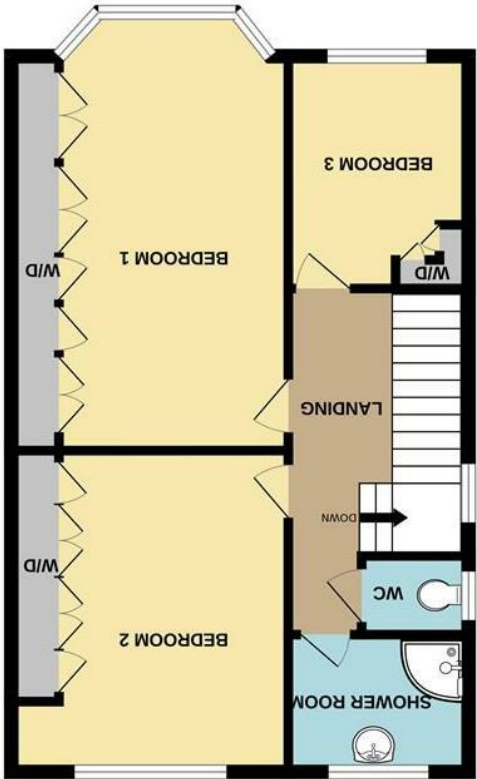
See all of our amazing properties
and get lots of help at!

🌐 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



Council Tax Band: D | Property Tenure: Freehold

NO CHAIN!! Blue Sky are proud to offer for sale this semi detached family home located on Samuel White Road in the ever popular area of Hanham. The property is ideally located close to the local schools, amenities, ring road connections and river walks. This home has been well maintained by the current owner and if offered for sale with no onward chain, call today to arrange your viewing! The accommodation comprises: entrance porch, hall, cloakroom, lounge, dining room, kitchen/breakfast room, conservatory and rear porch to the ground floor. On the first floor can be found three good size bedrooms, WC and the bathroom. Externally the property boasts a good size rear garden, garage to side and driveway parking to front. Make sure this home is top of your to view list! Call today!



Entrance Porch

3'6" x 6'2" (1.07m x 1.88m)
Patio door to front, windows to side and front, tiled flooring.

Entrance Hall

14'3" n/t 3'7" x 8'0" n/t 6'2" (4.34m n/t 1.09m x 2.44m n/t 1.88m)
Double glazed door and windows to front, stairs to first floor landing, circular windows to side, radiator, window to lounge, two under stairs storage cupboards (one cupboard housing fuse board with automatic light).

Lounge

15'11" into bay x 12'5" max (4.85m into bay x 3.78m max)
Double glazed bay window to front, radiator, window to hallway, opening to dining room, electric fire and surround.

Cloakroom

4'1" x 2'6" max (1.24m x 0.76m max)
Double glazed window to side, part tiled walls, W.C. wash hand basin with vanity.

Kitchen/Diner

15'4" max x 9'1" n/t 8'0" (4.67m max x 2.77m n/t 2.44m)
Double glazed window to side, double glazed window to conservatory, radiator, wall and base units with worktops over, tiled splash backs, sink and drainer, cooker hood, electric hob, double oven.

Dining Room

13'4" max x 10'6" (4.06m max x 3.20m)
Double glazed patio door to rear, radiator.

Conservatory

9'4" x 8'2" (2.84m x 2.49m)
Double glazed window to kitchen, double glazed door and bi-folding door to rear garden, radiator, double glazed windows.

Rear Porch

3'6" x 5'9" (1.07m x 1.75m)
Double glazed windows to rear and side, double glazed French doors to rear, tiled flooring, storage cupboard with plumbing for washing machine.

First Floor Landing

11'9" max x 7'5" n/t 2'9" (3.58m max x 2.26m n/t 0.84m)
Loft (drop down ladder, light, part boarded), double glazed window to side.

Bedroom One

16'0" into bay x 11'3" (4.88m into bay x 3.43m)
Double glazed bay window to front, radiator, fitted wardrobes, over head storage, base storage, dressing table.

Bedroom Two

13'0" x 11'2" (3.96m x 3.40m)
Double glazed window to rear, radiator, gas combi boiler in wardrobe, fitted wardrobes and drawers.

Bedroom Three

9'5" x 7'5" (2.87m x 2.26m)
Double glazed window to front, radiator, fitted wardrobes, drawers and desk.

Shower Room

5'7" x 7'5" (1.70m x 2.26m)
Double glazed window to rear, radiator, wash hand basin with vanity, shower cubicle, part tiled walls.

W.C

4'4" x 3'2" (1.32m x 0.97m)
Double glazed window to side, W.C.

Driveway/Front

Shrubs to side, parking for several cars.



Rear Garden

Side gate, patio area, lawn area, shrubs and plants, shed, outside tap, greenhouse, rear patio, pergola.

Garage

15'4" x 8'4" (4.67m x 2.54m)
Electric roller door, window to rear, power and light, eaves storage, fuse board.



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		
England & Wales		EU Directive 2002/91/EC 