



Like what you see?

Get in touch to arrange a viewing!

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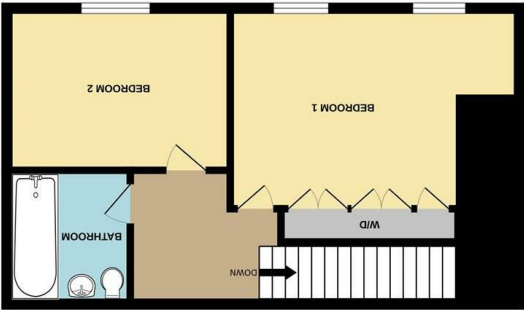
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of the crowd.

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.

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1ST FLOOR



GROUND FLOOR



Council Tax Band: B | Property Tenure: Freehold

SPACIOUS TWO DOUBLE BEDROOM BACK TO BACK HOME!! Located on this ever popular development on Southway Drive in Warmley you will find this superb two bedroom home which has been well maintained by the current owner. Green Park is ideally located close to the cycle track, Bath and ring road connections so is ideal for commuters! The property boasts spacious rooms throughout, including: entrance porch, cloakroom, utility, lounge with feature window and patio doors to the side garden and kitchen/diner to the ground floor. On the first floor you will find the fantastic size bedroom one with view down to the lounge, bedroom two and bathroom. Externally the property boasts two parking bays and a side communal garden. Make sure this home is top of your to view list!!



Porch
4'1" x 5'4" (1.24m x 1.63m)
Double glazed windows to front, door to front, radiator, fuse board.

Lounge
15'6" max x 16'7" max (4.72m max x 5.05m max)
Double glazed window to side, stairs to first floor landing, double glazed window to front, radiator, double glazed patio doors to side.

Kitchen/Diner
10'4" x 10'3" (3.15m x 3.12m)
Double glazed window to front, wall and base units with worktops over, radiator, tiled flooring, spotlights, cooker hood, gas hob, electric oven, tiled splash backs, 1 1/2 bowl sink and drainer, space for dishwasher, integrated fridge/freezer, spotlights.

Utility Room
4'4" x 4'10" (1.32m x 1.47m)
Extractor fan, tiled flooring, worktop, base cupboard, wall mounted gas combi boiler, space for washing machine.

Cloakroom
5'7" x 4'10" (1.70m x 1.47m)
Wash hand basin, W.C, spotlights, extractor fan, radiator, tiled splash backs, tiled flooring.

First Floor Landing
5'11" max x 6'0" max (1.80m max x 1.83m max)
Loft access (ladder, light and part boarded).

Bedroom One
12'3" max x 16'0" max (3.73m max x 4.88m max)
Two double glazed windows to front, radiator, built in wardrobes, L shape.

Bedroom Two
9'6" x 10'4" (2.90m x 3.15m)
Double glazed window to front, radiator.

Bathroom
7'0" x 5'8" (2.13m x 1.73m)
Extractor fan, spotlights, tiled flooring, enclosed bath with shower over, shower screen, W.C, wash hand basin, shaver point, part tiled walls, radiator.

Communal Garden
Communal garden to side and front of the property. The communal garden is maintained by the management company.

Front
Canopy over front door.

Parking
Two allocated parking bays. Both numbered 1. One bay located to front of the property, the other bay is located opposite the property.

Agent Note
The vendor has advised there is a £20 per month management fee for maintenance of the site. There is also communal bin stores on site.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	79	
(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	

