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Get in touch to arrange a viewing!

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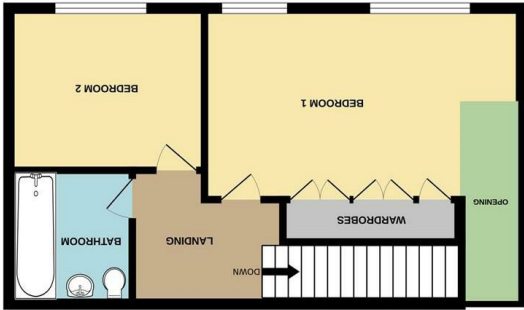
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The Important Bit

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: B | Property Tenure: Freehold

LOOKING FOR SOMETHING A LITTLE SPECIAL? WANT TO BE IN YOUR NEW HOME BEFORE CHRISTMAS? Then look no further because this larger than average double fronted house is anything but average! Set off the beaten track in a quiet cul de sac, the property is located on the fringes of lots of open green space including the Golden Valley Nature Reserve and Siston Common. The Bristol to Bath cycle path is on your door step, as are some great country pubs, but you're also really well connected with regular bus routes to both Bristol and Bath, the A4174 ring road and the M4/5 motorway network all easily accessible. Complete with allocated parking for 1 car as well as visitors parking and ample off street parking to boot friends and family will never struggle for a space when visiting. You enter the property via a spacious and bright entrance hall and once inside you quickly see why this property is anything but boring. The open plan living room boasts large French doors with feature glass surround stretching up to the first floor letting in lots of light, and opens onto a private patio area within the communal garden. In addition to this sizable living room there's a modern kitchen/diner accessed via double doors allowing you to open up the space if you wish because there's also a separate utility room and downstairs cloakroom making it the perfect space for entertaining. Upstairs you'll find a bathroom and 2 double bedrooms but its the master bedroom that adds the wow factor, with built in wardrobes stretching the whole of one wall, and a balcony over looking the living space, whilst still maintaining privacy. Offered with no onward chain, this property is not to be missed!



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
One allocated parking bay. Bay numbered 1.

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		
(69-80) C	79	
(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		

