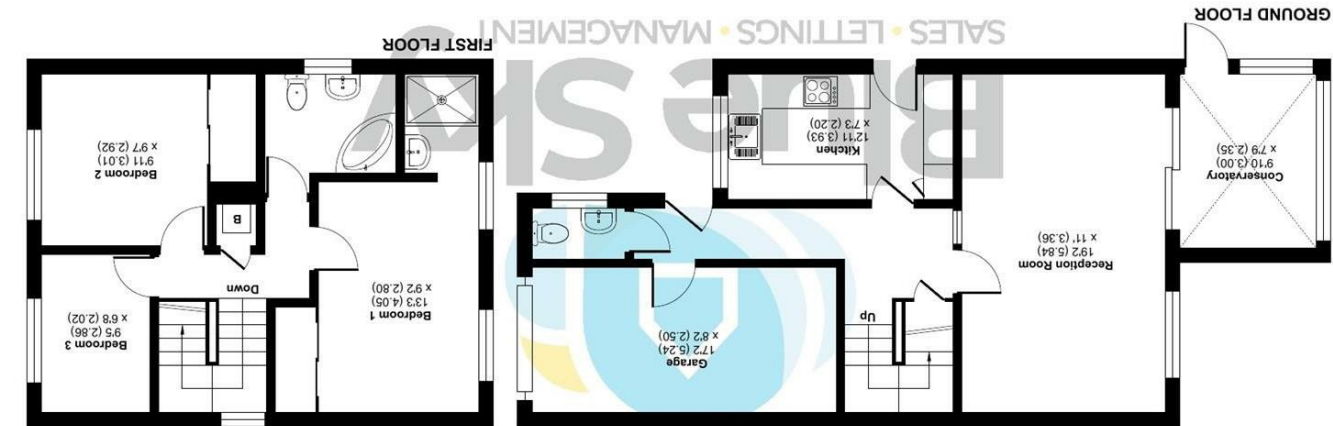




Withington Close, Bitton, Bristol, BS30

Approximate Area = 1006 sq ft / 93.4 sq m
Garage = 141 sq ft / 13 sq m
Total = 1147 sq ft / 106.4 sq m

For identification only - Not to scale



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 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.

The Important Bit!

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

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T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: D | Property Tenure: Freehold

NO CHAIN!! Blue Sky welcomes you to this superb three bedroom detached home located on the ever popular cul-de-sac of Withington Close in Bitton. The property is ideally located close to local amenities, school, good road links to Bath and Keynsham, Bitton railway and cycle track. The current owner has maintained this home to a good standard but offers any potential buyer the opportunity to really make their mark! The accommodation comprises: entrance hall, cloakroom, lounge, kitchen and conservatory/dining area to the ground floor. On the first floor can be found two double bedrooms (bedroom one boasting a shower area), single bedroom and the main bathroom. Externally the property offers a single garage, driveway parking to front and good size rear garden (rear garden backing onto a green space). Make sure this home is top of your to view list!!



Entrance Hall

Double glazed window to side, radiator, storage cupboard, stairs to first floor landing, door to garage.

Cloakroom

Double glazed window to side, W.C, wash hand basin with vanity, radiator, part tiled walls.

Lounge

19'2" x 11'0" (5.84m x 3.35m)
Double glazed window to rear, double glazed patio door to conservatory, radiator.

Kitchen

12'11" x 7'3" (3.94m x 2.21m)
Double glazed window to front, radiator, door to side, wall and base units with worktops over, tiled splash backs, sink with two drainers, cooker hood, space for electric cooker, space for tumble dryer, space for dishwasher, space for washing machine, recess space for fridge/freezer, serving hatch.

Conservatory/Dining Area

9'10" x 7'9" (3.00m x 2.36m)
Double glazed door to rear garden, double glazed windows, tiled flooring, UPVC construction.

First Floor Landing

Double glazed window to side, loft access (ladder, boarding, light), airing cupboard housing gas combi boiler.

Bedroom One

13'3" x 9'2" (4.04m x 2.79m)
Two double glazed windows to rear, radiator, built in wardrobes with sliding doors, opening to shower area.

Shower Area

Shower, wash hand basin, extractor fan, tiled and UPVC splash backs, open to bedroom.

Bedroom Two

9'11" x 9'7" (3.02m x 2.92m)
Double glazed window to front, radiator, built in wardrobes with sliding doors.

Bedroom Three

9'5" x 6'8" (2.87m x 2.03m)
Double glazed window to front, radiator.

Bathroom

Double glazed window to side, wash hand basin, W.C, corner bath with shower over, radiator, extractor fan, tiled walls.

Garage

17'2" x 8'2" (5.23m x 2.49m)
Up and over door to front, fuse board, power and light, door to hall.

Parking

Driveway parking to front.

Front

Outside tap, gated side access to both sides, patio area.

Rear Garden

Enclosed rear garden, side access to both sides, laid to lawn, shrubs and plants, patio area, shed (fuse board, power and light).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

