



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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**Get in touch to arrange a viewing!**

**Like what you see?**





Council Tax Band: D | Property Tenure: Freehold

**SPACIOUS ACCOMMODATION OVER THREE FLOORS!** Blue Sky welcomes you to this superb three bedroom home located on Stanier Road in the ever popular area of Mangotsfield. The current vendor has maintained this home to a very good standard, all set to move into! Location is ideal as local amenities are close by, as well as the play area on the site, green spaces for walking and ring road connections, ideal for commuters! The accommodation comprises: entrance hall, cloakroom, kitchen and lounge/diner to the ground floor. The first floor offers two bedrooms and bathroom. The top floor boasts bedroom one with en-suite. Externally you will find a good size rear garden, garage and parking. This home must be viewed to appreciate all that is on offer!



**Entrance Hall**

11'5" x 7'2" (3.48m x 2.18m)  
Double glazed door to front, radiator, stairs to first floor landing.

**Cloakroom**

Double glazed window to side, W.C, wash hand basin, radiator, splashback, fuse board, extractor fan.

**Kitchen**

11'5" x 5'11" (3.48m x 1.80m)  
Double glazed window to front, wall unit housing gas boiler installed in October 2024, wall and base units with worktops over, tiled splash backs, 1 1/2 bowl sink and drainer, tiled flooring, gas hob, cooker hood, electric oven, space for fridge/freezer, space for washing machine, space for dishwasher.

**Lounge/Diner**

13'0" x 15'6" (3.96m x 4.72m)  
Double glazed French doors to rear, double glazed windows to side of doors, two radiators, under stairs storage cupboard.

**First Floor Landing**

11'4" x 7'2" (3.45m x 2.18m)  
Radiator.

**Bedroom Two**

13'1" x 11'2" (3.99m x 3.40m)  
Two double glazed windows to rear, radiator.

**Bedroom Three**

13'1" x 8'10" (3.99m x 2.69m)  
Two double glazed windows to front, radiator, L shape.

**Bathroom**

7'0" x 5'7" (2.13m x 1.70m)  
Extractor fan, radiator, W.C, wash hand basin, shaver point, enclosed bath with shower head off taps, shower screen, part tiled walls, airing cupboard housing hot water tank.

**Second Floor Landing**

Double glazed window to side, storage cupboard.

**Bedroom One**

14'0" x 10'7" (4.27m x 3.23m)  
Double glazed window to front, radiator, loft access, door to en-suite.

**En-Suite**

7'3" x 7'3" (2.21m x 2.21m)  
Skylight window to rear, W.C, wash hand basin, shower cubicle, part tiled walls, radiator, extractor fan.

**Rear Garden**

Patio area, lawn area, decking area, outside power, shrubs, outside tap.

**Front Garden**

Steps up to front door, canopy over front door, patio slabs and gravel.

**Garage**

Up and over door to garage. Garage is located under the coach house next to the property. Middle garage.

**Parking**

Parking for one car in front of the garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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	

