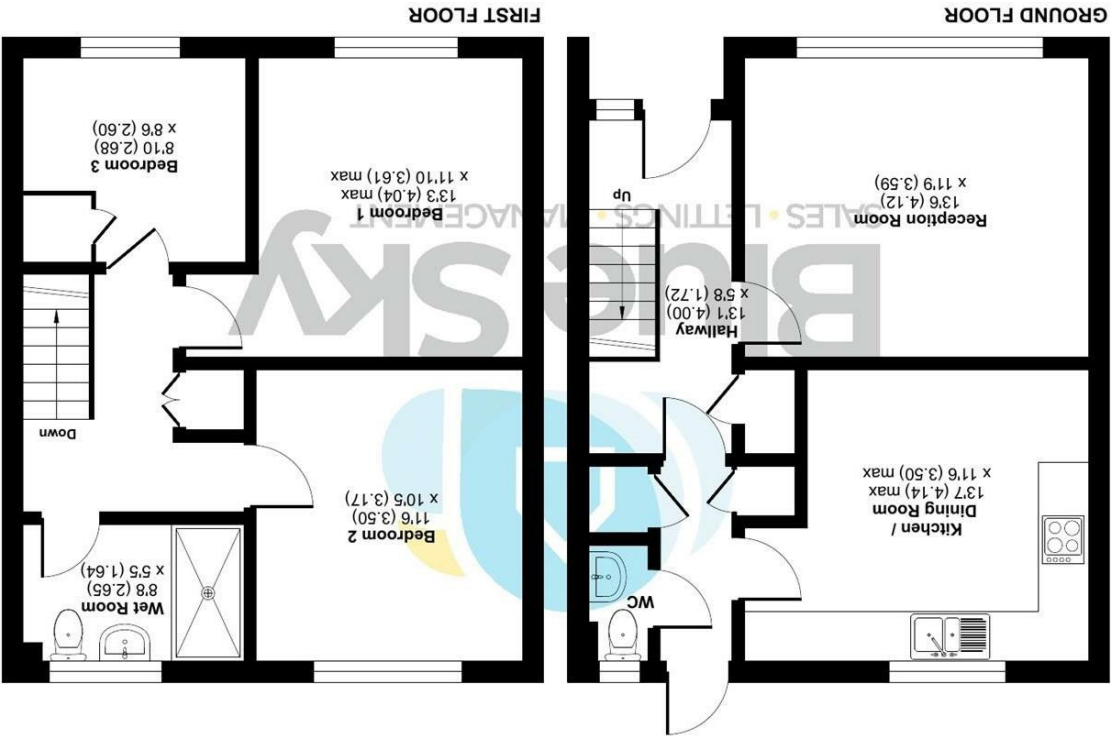




Edwin Short Close, Bitton, Bristol, BS30
Approximate Area = 918 sq ft / 85.2 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © RICS 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1360637



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. 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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Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! VILLAGE LOCATION! Located in the charming village of Bitton, this delightful end-terrace house on Edwin Short Close offers a perfect blend of comfort and convenience. The property boasts spacious and well-presented accommodation, featuring three inviting bedrooms and a well-appointed wet room, making it an ideal home for families or those seeking extra space. As you enter, you will be greeted by a welcoming hall with ample storage cupboards, the reception room provides a warm atmosphere for relaxation and entertaining. The kitchen/diner offers a great view of the rear garden. The property is situated in a peaceful cul-de-sac, fronting onto a green area, which enhances the tranquil setting and offers a lovely view from your doorstep. The beautifully maintained gardens surrounding the home provide an excellent outdoor space for gardening enthusiasts or for simply enjoying the fresh air. The village location ensures that you are close to essential amenities, making daily life both convenient and enjoyable. Whether you are a first-time buyer or looking to settle in a serene community, this home in Bitton is not to be missed. Come and experience the charm and comfort that this lovely house has to offer.



Entrance Hall

13'1" x 5'8" (3.99m x 1.73m)
Double glazed window and double glazed door to front, fuse board, stairs to first floor landing, radiator, under stairs storage area, three storage cupboards, double glazed door to rear.

Lounge

13'6" x 11'9" (4.11m x 3.58m)
Double glazed window to front, radiator.

Kitchen/Diner

13'7" max x 11'6" max (4.14m max x 3.51m max)
Double glazed window to rear, tiled flooring, wall and base units, worktops, tiled splashbacks, radiator, 1 1/2 bowl sink/drain, cooker hood, electric hob and oven, space for washing machine, space for fridge/freezer, integrated dishwasher, base cupboard housing oil boiler.

Cloakroom

Double glazed window to rear, spotlights, W.C, wash hand basin, tiled flooring, tiled walls, spotlights.

First Floor Landing

Loft access, storage cupboard.

Wet Room

8'8" x 5'5" (2.64m x 1.65m)
Double glazed window to rear, tiled walls, W.C, wash hand basin, shower, heated towel rail, extractor fan.

Bedroom One

13'3" max x 11'10" max (4.04m max x 3.61m max)
Double glazed window to front, radiator.

Bedroom Two

11'6" x 10'5" (3.51m x 3.18m)
Double glazed window to rear, radiator.

Bedroom Three

8'10" x 8'6" (2.69m x 2.59m)
Double glazed window to front, radiator, storage cupboard.

Front Garden

Pathway to front door, gravel area, shrub.

Rear Garden

Enclosed rear garden, patio area, shrubs, trees, lawn area, oil tank, outside power, side gate, shed, outside tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

