





Blue Sky
SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

☎ 0117 9328165

✉ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

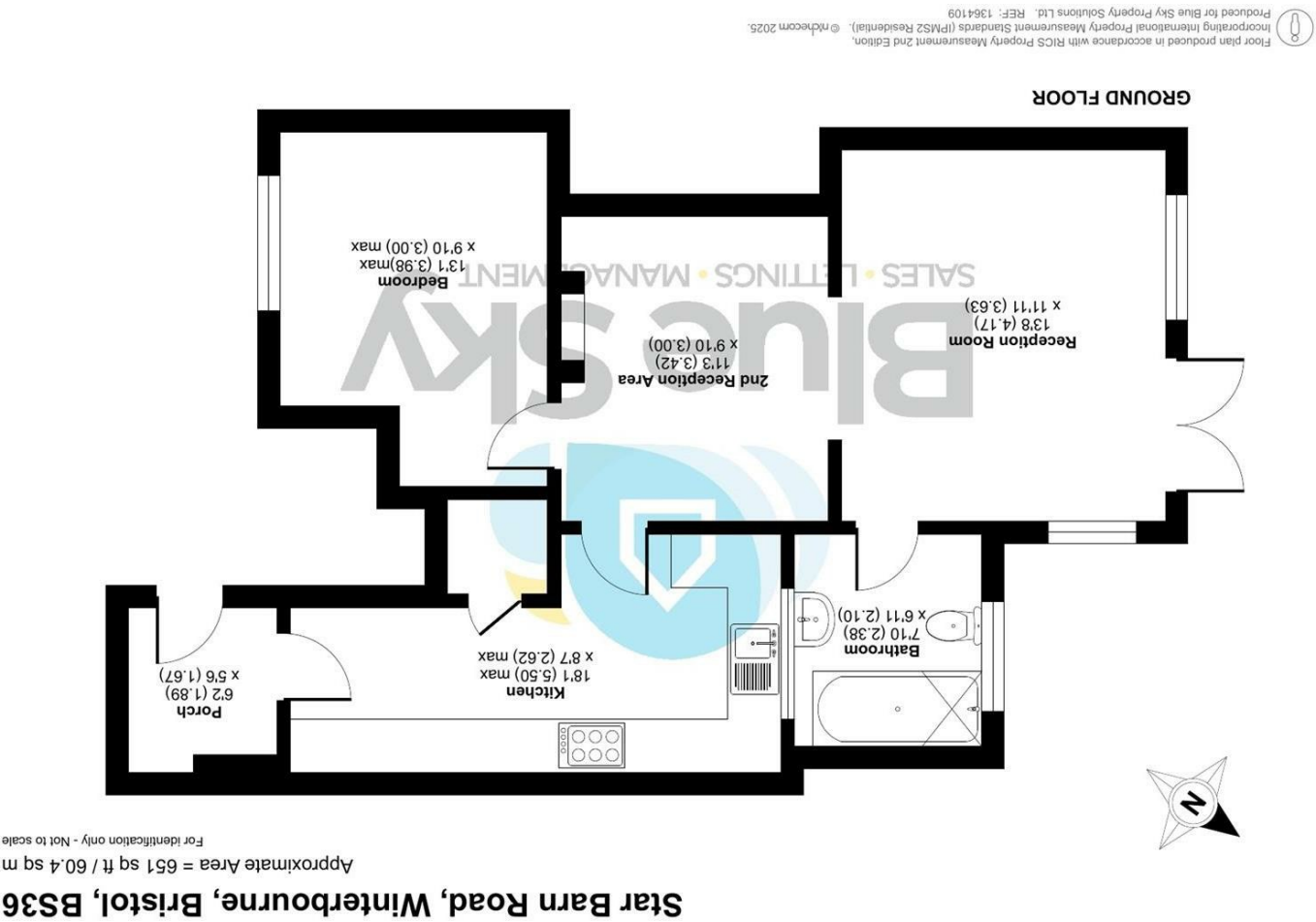
See all of our amazing properties and get lots of help at!

🌐 www.bluesky-property.co.uk

Don't forget to register and stay ahead 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.





Council Tax Band: A | Property Tenure: Leasehold

Super Stylish and offered with No Onward Chain!
This lovely ground floor apartment in ever desirable Winterbourne is a must see opportunity!
Being offered with no onward chain makes this property even more attractive. Beautifully presented, and with the bonus of a lovely rear garden, provides that ideal place in which to relax or to entertain. Off street parking to the front creates ease and that extra feature. Internally, this home is well presented with versatile living spaces and is sure to appeal to those first time buyers or home makers looking for stylish and practical living. Local schools, shops and public houses all add to the community feel. Excellent commuter links are easily accessed. Be sure to contact Blue Sky to arrange your viewing!



Porch
Double glazed door into porch, obscure double glazed window to front, tiled flooring.

Kitchen
Step up into kitchen, double glazed window to bathroom, matching wall & base units, worktops, stainless steel sink/drainer, multi taps, drainer, gas cooker hob, extractor hood, storage cupboard, radiator, tiled floorings, part tiled walls, space for: range style cooker, washing machine, dishwasher, fridge/freezer.

2nd Reception Area
Feature fireplace - not open (blocked off), opening to main reception.

Reception Room
Opening to first reception room, French doors to rear, double glazed windows x 2 to rear & side, electric heater. Currently used as a Bedroom

Bedroom One
Double glazed window to front, radiator.

Bathroom
Obscure double glazed window to rear, bath with shower above, wash hand basin, w.c, radiator, tiled floor, part tiled walls.

Rear Garden
Mostly laid to lawn with patio area, pathway to bottom, shingles, shed, fences enclosing outside, lighting, communal path leading to front driveway via side gate access.

Parking
Brick paved driveway shared with neighbour, providing private parking space for one car, walls enclosing, border with trees, side access to rear shared with neighbour, outside lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

