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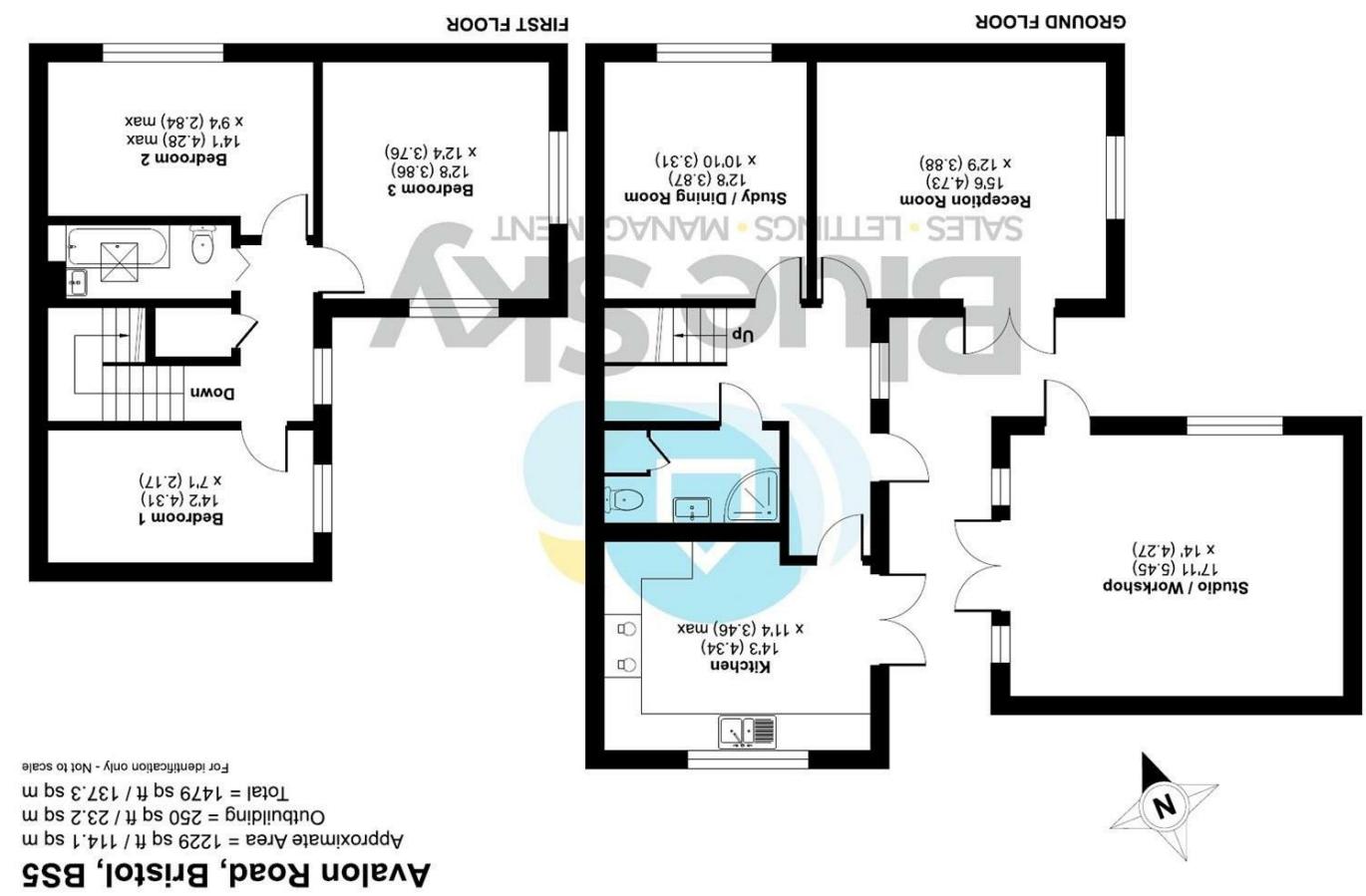
28 Ellacombe Road, Bristol, BS30 9BA

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Avalon Road, Bristol, BS5

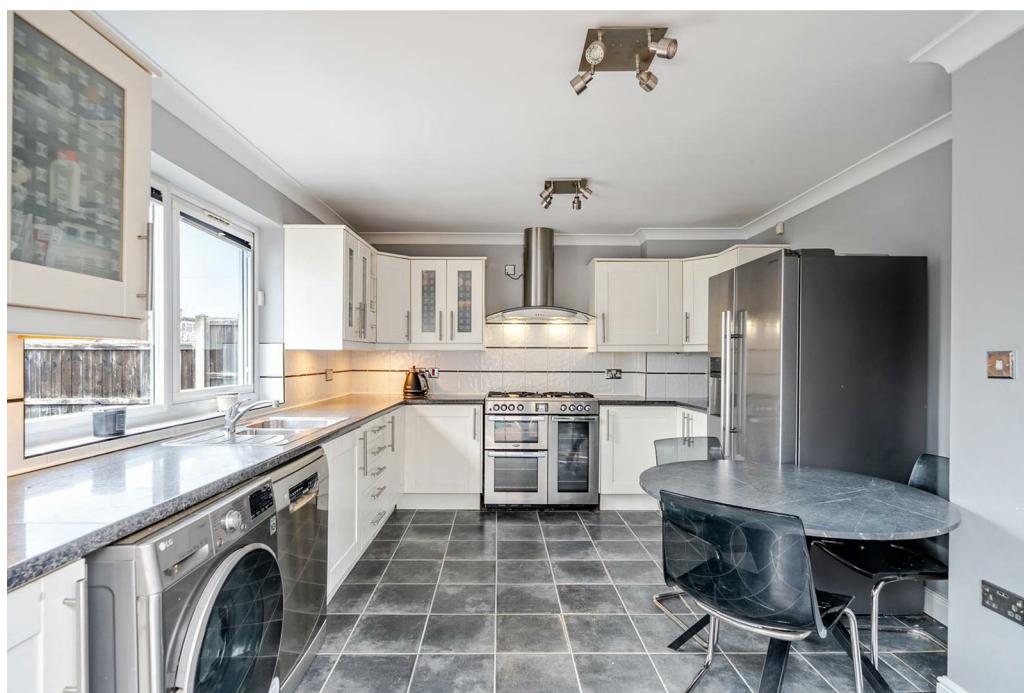
For identification only - Not to scale

Approximate Area = 1229 sq ft / 114.1 sq m

Outbuilding = 250 sq ft / 23.2 sq m

Total = 1479 sq ft / 137.3 sq m





Council Tax Band: C | Property Tenure: Freehold

**HIDDEN GEM!** Nestled in the popular surroundings of Avalon Road in St George, Bristol, this charming three bedroom detached home offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The heart of the home is without doubt the kitchen/diner with access to the gardens. Boasting three good size bedrooms and two well-appointed bathrooms, this home is designed to accommodate family living with ease. The exterior features a former garage that is currently being used as a workshop, along with a driveway that provides parking, ensuring that you have all the space you need for your cars and hobbies. The property is discreetly tucked away, offering a sense of privacy while still being close to essential amenities, schools and a nearby park, making it an ideal location! This delightful home is perfect for those seeking a peaceful retreat without sacrificing accessibility to local conveniences. With its generous living spaces and practical features, this property is a wonderful opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.



#### Hall

Double glazed door and window to side, radiator, fuse board, under stairs storage cupboard, ceiling coving, spotlights, stairs to first floor landing.

#### Kitchen/Diner

14'3" x 11'4" max (4.34m x 3.45m max)  
Double glazed French doors to side, double glazed window to front, wall and base units with worktops over, one and a half bowl sink and drainer, tiled splashbacks, space for washing machine, space for dishwasher, space for fridge/freezer, space for range cooker, cooker hood, ceiling coving, feature radiator.

#### Dining Room

12'8" x 10'10" (3.86m x 3.30m)  
Double glazed window to rear, radiator, ceiling coving.

#### Lounge

15'6" x 12'9" (4.72m x 3.89m)  
Double glazed French doors to front, double glazed window to side, radiator, ceiling rose, ceiling coving.

#### Downstairs Shower Room

Part tiled walls, radiator, tiled flooring, extractor fan, shower cubicle, WC, wash hand basin, airing cupboard housing gas combi boiler, ceiling coving, spotlights.

#### First Floor Landing

Double glazed window to side, radiator, loft access (boarded loft, drop down ladder, light and power), storage cupboard, ceiling coving.

#### Bedroom One

14'2" x 7'1" (4.32m x 2.16m)  
Double glazed window to side, radiator, ceiling coving.

#### Bedroom Two

14'1" max x 9'4" max (4.29m max x 2.84m max)  
Double glazed window to rear, radiator, ceiling coving.

#### Bedroom Three

12'8" x 12'4" (3.86m x 3.76m)  
Double glazed window to front and side, radiator, ceiling coving.

#### Bathroom

Extractor fan, skylight window, W.C, wash hand basin, enclosed bath, tiled walls, tiled flooring, heated towel rail, feature recess shelving.

#### Front, Side And Rear Gardens

To the rear there is side gated access to the rear lane, shed, astro turf, raised border, light, steps down to side garden.

To the side/front there is a side gate to driveway, patio, lights, shed, open to rear garden, outside tap, outside power, decking area, door to garage/workshop.

#### Driveway Parking

Gated access to driveway, light, side gate to gardens.

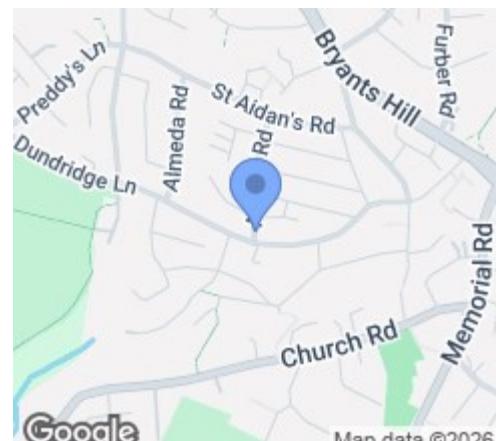
#### Garage/Workshop

17'11" x 14'0" (5.46m x 4.27m)  
Loft (boarded, drop down ladder and power), double glazed door and window to rear, double glazed French doors and windows to side, power and light, fuse board.  
Former garage now used as a workshop/home gym.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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	



The Property  
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