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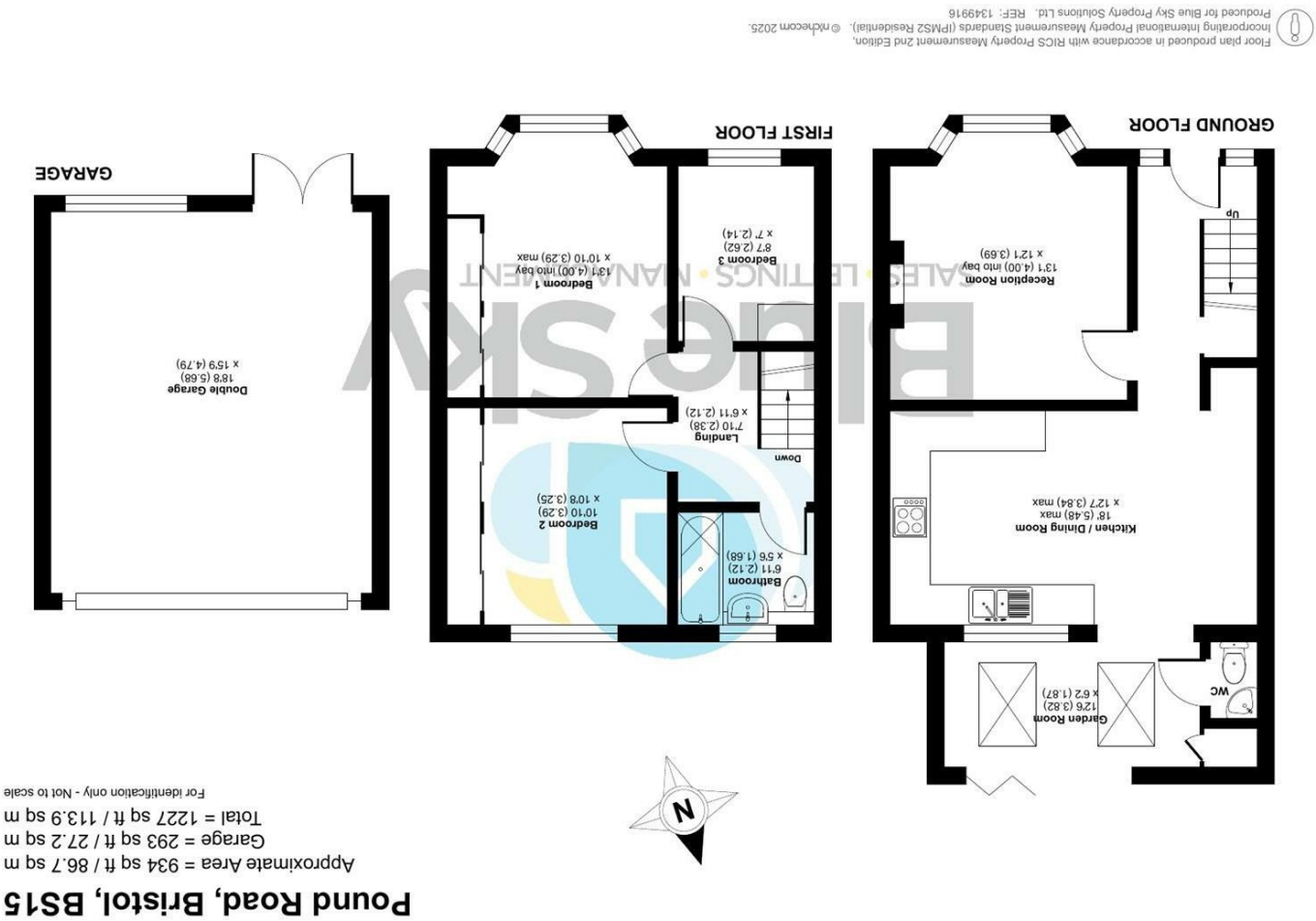
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The Important Bit!

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: C | Property Tenure: Freehold

WOW WOW WOW!! BEAUTIFUL 3 BEDROOM TERRACED HOME ON POUND ROAD!! This delightful mid-terraced family home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming space to call home. The current owners have presented the house beautifully, ensuring that it is both stylish and functional. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the spacious kitchen/diner, which is perfect for family meals and gatherings. The layout encourages a warm and sociable atmosphere, making it easy to enjoy quality time with loved ones. The property boasts two bathrooms, which is a significant advantage for busy households, ensuring convenience for all family members. Outside, the low-maintenance rear garden offers a private retreat, ideal for enjoying sunny days or hosting barbecues with friends. For those with vehicles, the property includes parking for two vehicles, a valuable feature in this bustling area. Additionally, a large garage provides extra storage space or the potential for a workshop, catering to various needs. This three-bedroom mid-terraced home on Pound Road is not just a house; it is a place where memories can be made. With its excellent presentation and thoughtful layout, it is a must-see for anyone looking to settle in Bristol. Don't miss the opportunity to make this lovely property your new home.



Hallway
Obscure double glazed door & window into hallway, stairs to first floor landing, storage space under stairs, radiator, wood effect flooring, storage cupboard housing gas & electric meters.

Lounge
13'1" x 12'1" (3.99m x 3.68m)
Double glazed bay window to front, radiator, electric fireplace with oak side.

Kitchen / Diner
18'0" x 12'7" (5.49m x 3.84m)
Kitchen consists of matching wall & base units with worktops, 1 & 1/2 bowl sink with mixer taps & drainer, splashbacks, radiator, wood effect flooring, the following appliances are integrated:- electric cooker, induction hob with extractor hood above and dishwasher, space for the following appliances:- washing machine & fridge/freezer.

Garden Room
12'6" x 6'2" (3.81m x 1.88m)
Bifold doors to rear garden, 2 x velux windows, wood effect flooring, radiator, storage cupboard with space for tumble dryer.

Cloakroom
W.C, wash hand basin, electric radiator, wood effect flooring, extractor fan.

Landing
7'10" x 6'11" (2.39m x 2.11m)
Stairs to ground floor, loft access (with ladder, boarded, light & insulated).

Bedroom 1
13'1" x 10'10" (3.99m x 3.30m)
Double glazed bay window to front, built in wardrobes, radiator.

Bedroom 2
10'10" x 10'8" (3.30m x 3.25m)
Double glazed window to rear, built in wardrobes, radiator, gas combi boiler in one of the wardrobes.

Bedroom 3
8'7" x 7'0" (2.62m x 2.13m)
Double glazed window to front, radiator, wood effect flooring.

Bathroom
6'11" x 5'6" (2.11m x 1.68m)
Obscure double glazed window to rear, bath with shower above, wash hand basin, W.C, storage under sink, wall mounted mirror, radiator, tiled floor & wall.

Front / Driveway
Brick paved driveway for one car, pathway to front door, walls enclosing, outside lighting.

Rear Garden
Low maintenance rear garden, decking from garden room with steps down to astroturf & patio areas, further steps down to garage, built in trampoline, raised borders, fences enclosing, outside water tap, access to garage & shed, shed has power & lighting.

Garage
18'8" x 15'9" (5.69m x 4.80m)
Spacious garage with electric roller door, accessed from lane behind property, double glazed patio doors & windows to garden, power & lighting, loft access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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	

