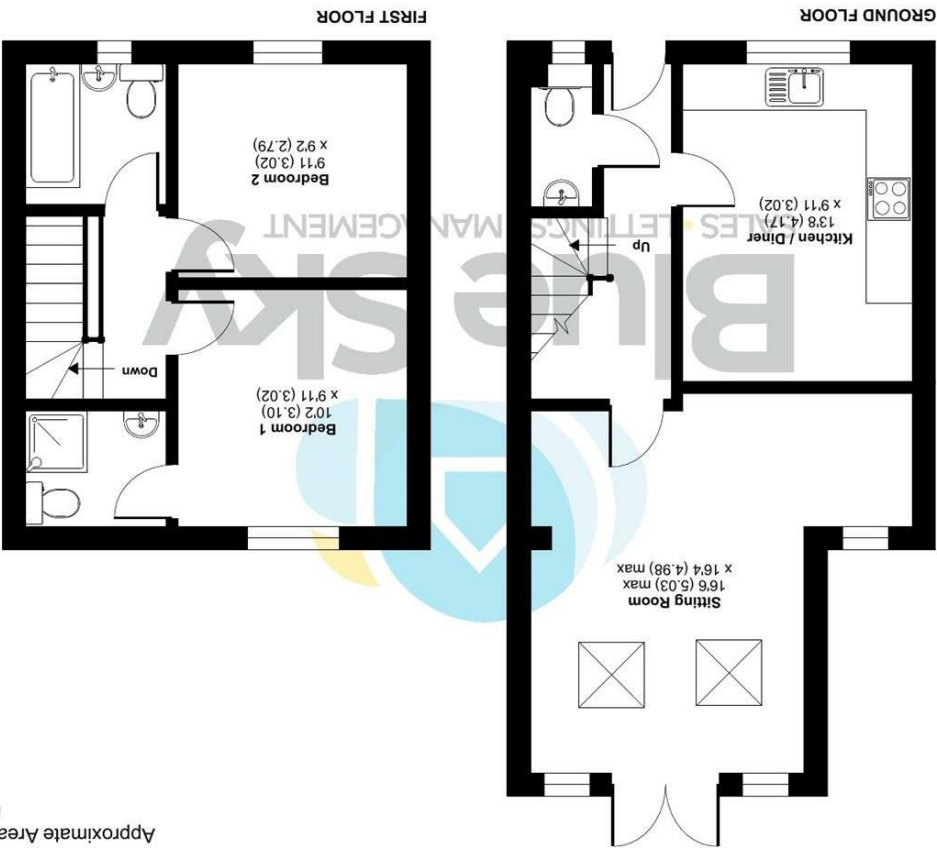




Holly Hill Road, Bristol, BS15

Approximate Area = 772 sq ft / 71.7 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). © rickscm 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1325362

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.

The Important Bit

Don't forget to register and stay ahead of the crowd.

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28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: B | Property Tenure: Freehold

SIMPLY STUNNING!! Blue Sky welcomes you to this superb two DOUBLE bedroom home located on Holly Hill Road in Kingswood, offering spacious and well presented accommodation throughout, its a must view! Location is ideal as local amenities are close by as well as Kingswood High Street, bus stops and school. The accommodation comprises: entrance hall, cloakroom, kitchen/diner and lounge with access to the rear garden. On the first floor you will find two bedrooms (bedroom one boasting an en-suite) and bathroom. Externally you will find two parking spaces to front of the property and rear garden with gravel and lawn area with fruit trees. We think this home is something special, call today to arrange your viewing!!



Entrance Hall

Door to front, fuse board, radiator, under stairs storage area, spotlights, stairs to first floor landing.

Cloakroom

Double glazed window to front, W.C, wash hand basin, heated towel rail, tile splash backs, extractor fan.

Lounge/Diner

16'6" max x 16'4" max (5.03m max x 4.98m max)
L shape, two skylight windows, double glazed window to rear, double glazed French doors to rear with double glazed windows to both sides of the doors, radiator, feature radiator.

Kitchen/Diner

13'8" x 9'11" (4.17m x 3.02m)
Double glazed window to front, wall and base units with worktops over, tile splash backs, tiled flooring, cooker hood, gas hob, electric oven, wall unit housing gas combi boiler, sink, radiator, spotlights, integral washing machine, integral dishwasher, space for plumbed fridge/freezer.

First Floor Landing

Loft access (part boarded).

Bedroom One

10'2" x 9'11" (3.10m x 3.02m)
Double glazed window to rear, radiator, door to en-suite.

En-Suite

Double glazed window to rear, W.C, wash hand basin, shower cubicle, heated towel rail, part tiled walls, extractor fan, spotlights.

Bedroom Two

9'11" x 9'2" (3.02m x 2.79m)
Double glazed window to front, radiator.

Bathroom

Double glazed window to front, W.C, part tiled walls, wash hand basin, enclosed bath with shower head off taps, shower screen, heated towel rail, extractor fan, spotlights.

Rear Garden

Enclosed rear garden, gated side access, laid to gravel, steps up to lawn, flower border, fruit trees, rear gravel area.

Front Garden

Laid to gravel, outside tap, gated side access, bin store, steps up from parking area to front door.

Parking

Two parking bays to front of property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(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	

