



Approximate Area = 872 sq ft / 81 sq m
 Outbuilding = 48 sq ft / 4.4 sq m
 Total = 920 sq ft / 85.4 sq m
 For identification only - Not to scale

Great Leaze, Bristol, BS30

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 in the 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/drailed 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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Like what you see?



18 Great Leaze, Cadbury Heath, Bristol, BS30 8AT
Offers In Excess Of £300,000





Council Tax Band: B | Property Tenure: Freehold

BEAUTIFUL HOME WITH AN IMPRESSIVE PLOT!! Located at the end of this cul-de-sac in Cadbury Heath, Bristol, this beautifully presented end-terrace house offers a delightful blend of comfort and modern living. Boasting three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. Upon entering, you are welcomed by a spacious hall that leads to two inviting reception rooms. The kitchen is equipped with contemporary fixtures, making it a joy to cook and gather. The property features a stylish bathroom that complements the home's overall aesthetic. Outside, you will find an impressive rear garden, which is not only a wonderful space for outdoor activities but also includes an outbuilding. Parking is a breeze with space for two vehicles, a valuable asset in this sought-after location. The corner plot enhances the property's appeal, providing additional outdoor space. Conveniently situated close to local amenities and schools, this home really does have it all! Don't miss the opportunity to make this lovely house your new home.



Entrance Hall

12'11 x 6'0 (3.94m x 1.83m)
Double glazed door and window to front, spot lights, radiator, stairs to first floor landing, wood effect flooring, under stairs storage area, fitted storage cupboard housing fuse board and meters.

Lounge

12'10 x 11'8 (3.91m x 3.56m)
Double glazed window to front, radiator, fitted shelves with lights, door to dining room.

Dining Room

9'6 x 8'11 (2.90m x 2.72m)
Double glazed French doors to rear, feature radiator, wood effect flooring, door to lounge.

Kitchen

9'6 x 8'8 (2.90m x 2.64m)
Double glazed window to rear, a range of wall and base units with work tops over, one and a half bowl sink and drainer, wood effect flooring, archway to dining room, space for fridge/freezer, tiled splash backs, electric oven, electric hob, cooker hood, integrated microwave, space for washing machine, space for slimline dishwasher, wine rack.

First Floor Landing

Loft access (with drop down ladder, part boarded and light).

Bedroom One

13'8 max x 13'1 max (4.17m max x 3.99m max)
Double glazed window to front, radiator, airing cupboard housing gas combination boiler, free standing wardrobe.

Bedroom Two

13'8 max x 9'5 max (4.17m max x 2.87m max)
Double glazed window to rear, radiator.

Bedroom Three

9'7 max x 8'8 max (2.92m max x 2.64m max)
Double glazed window to front, radiator, stairwell.

Bathroom

7'11 x 5'7 (2.41m x 1.70m)
Double glazed window to rear, heated towel rail, part tiled walls, enclosed bath with shower over, shower screen, recessed shelving, W.C, vanity wash hand basin, spot lights, tiled flooring, extractor fan.

Front/Driveway

Zappi EV charger, parking for two cars, shared side access pathway leading to gate to rear garden, gated side access to other side of the property, shrubs, decorative stones.

Rear Garden

Enclosed rear garden, gated side access, outside tap, patio area, bin store, shed, path, lawn area, shrub and plant borders, brick built BBQ, decking area, outside power, side gate leading to shared access pathway.

Outbuilding

9'10 x 4'10 (3.00m x 1.47m)
Window and door to front.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

