



**Ellicks Close,,  
South Gloucestershire, BS32 0EU**

**PRICE: £375,000**

## Property Features

- Semi Detached Home
- Three Bedrooms
- Bathroom & Cloak Room
- Conservatory
- Southerly Facing Garden
- Garage & Parking
- Beautifully Presented
- Cul-De-Sac Location

## Full Description

### Hallway

Composite door to front, hallway with radiator and doors to;

### Cloakroom

Double glazed obscure window to front, suite comprising of a low level WC, corner hand wash space basin with mixer tap and tiled splashback and radiator.

### Living Room

Double glazed window to front, two radiators, stairs rising to 1st floor landing, under stairs storage cupboard. Media wall with large living flame electric fire. French doors to;

### Kitchen/Diner

A range of wall and base units with worksurface over, integrated fridge freezer, integrated dishwasher, integrated oven, hob with extractor over. Tiled splashback, ceramic sink with mixer tap and drainer, Double glazed window to rear, radiator and patio door to;

### Conservatory

Dwarf waling, double glazed construction with patio door to side.

### Landing

Double glazed window to side, access to loft with ladder, light and partially boarded. Airing cupboard housing hot water cylinder and doors to;

### Principle Bedroom

Double glazed window to rear and radiator. Fitted storage consisting of hanging and shelving

### Bedroom 2

Bedroom two double glazed window to front and radiator

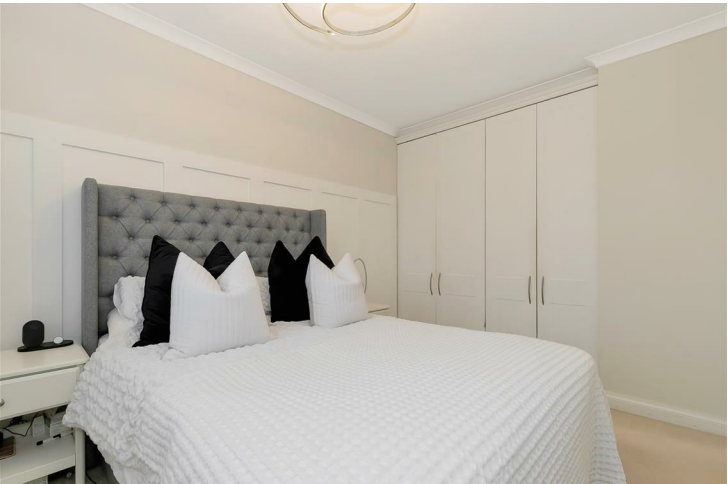


Bedroom 3  
Bedroom three double glaze window to rear and radiator

Bathroom  
Double glazed obscure window to front, suite comprising of a low level WC, vanity hand wash basin with mixer tap. Panelled bath with electric shower over. part tiled walls, tiled floor, heated towel rail and extractor fan.

Garden  
Enclosed by walling and fencing mainly laid to gravel and artificial grass Southerly facing.

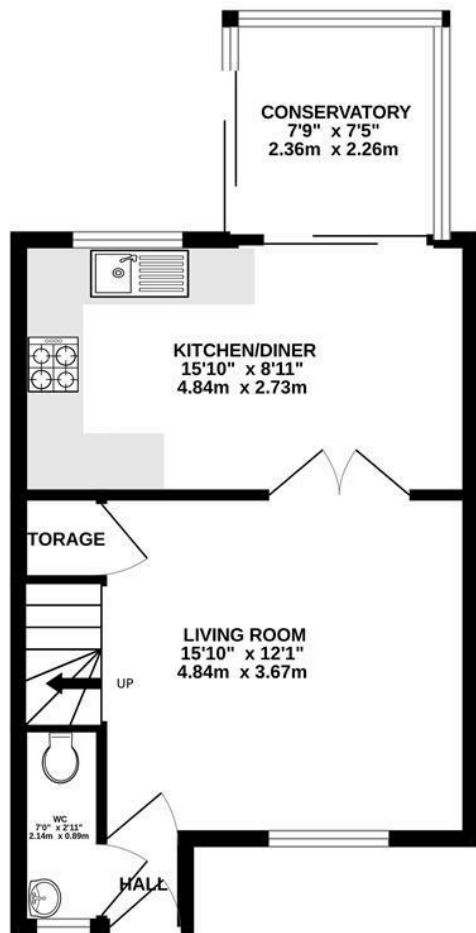
Parking & Garage  
With up and over door light and power. Off street parking for two vehicles mainly laid to tarmac.



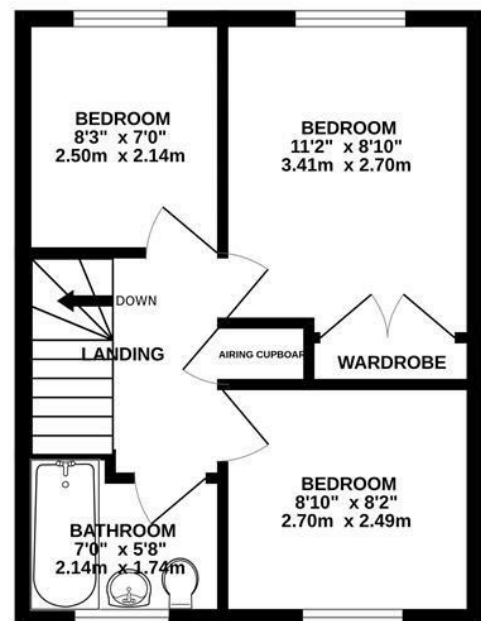
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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