



Like what you see?

Get in touch to arrange a viewing!

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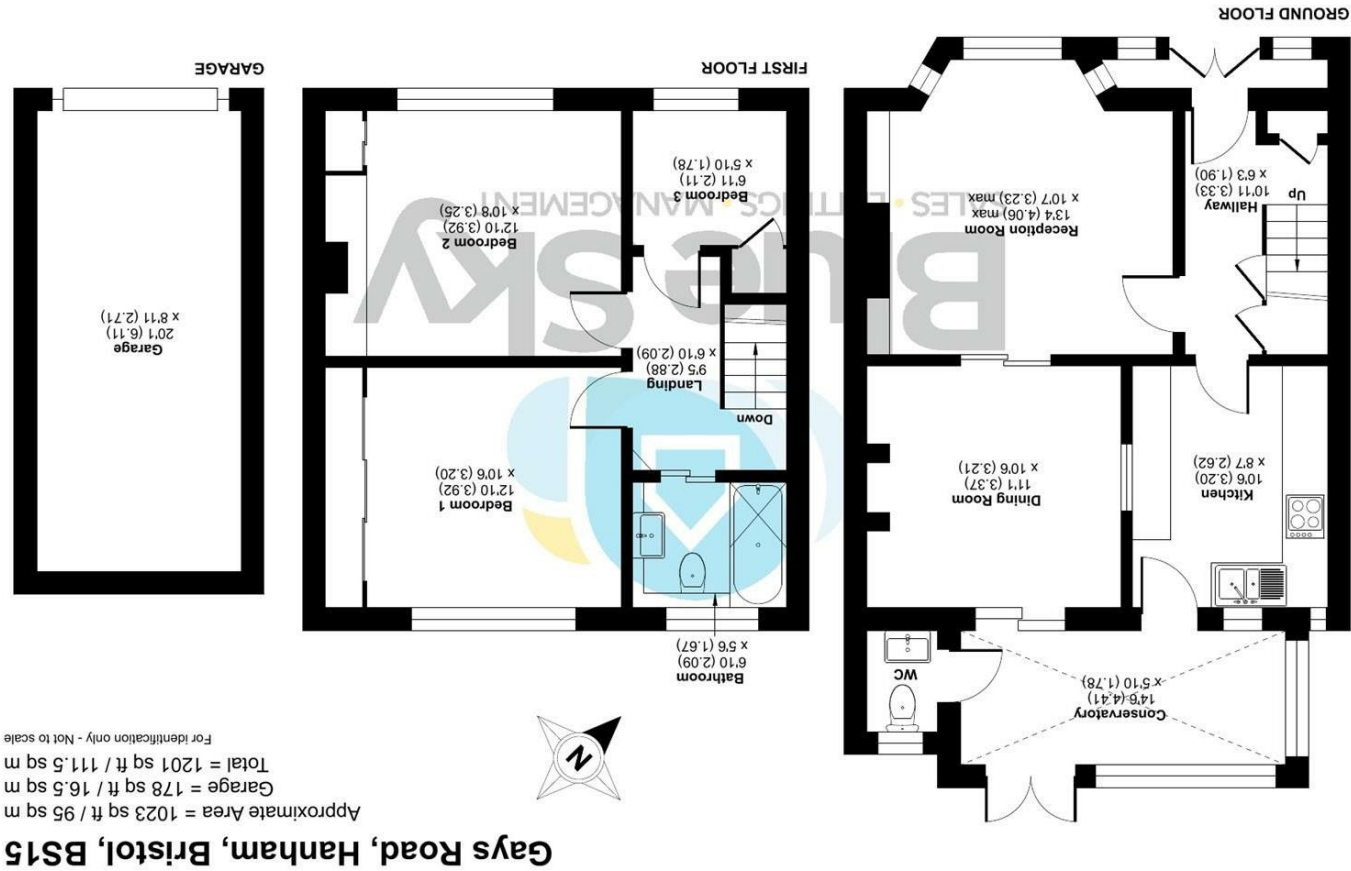
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The Important Bit!

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/draind 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: B | Property Tenure: Freehold

THIS HOME WILL HOLD YOUR HEART! Offered with no onward chain this property has been the current owners family home for many years. Although in need of a little modernising it gives 'happy home' vibes from the moment you walk through the door and is sure to prove popular with its light filled spacious rooms and leafy garden. Positioned within the ever popular area of Gays Road, Hanham, set away from the main road but within easy reach of local shops, schools, open green spaces and play areas, this mid-terraced house presents an excellent opportunity for those seeking a project to make their own. With three well-proportioned bedrooms it's ideal for families or home movers looking for extra space. The two welcoming reception rooms provide that perfect setting in which to relax or to entertain and the conservatory/lean to at the rear extends the living space and offers views to the impressive and charming tree lined rear garden. It offers a generous space in which to enjoy the outdoors, or for those gardeners to enjoy the space. In addition to the family bathroom there's a downstairs loo which is a must in most busy homes! We're very excited to be marketing this lovely home and can't wait to see who will be writing its next chapter!



Porch
Obscured double glazed door to front with front and side panels.

Hallway
10'11 x 6'3 (3.33m x 1.91m)
Door from porch, doors to all rooms, stairs rising to first floor, under stairs storage cupboards, plus further storage cupboards, one housing fuse box, parquet flooring, wall mounted storage heater.

Lounge
13'4 max x 10'7 max (4.06m max x 3.23m max)
Double glazed bay window to front, TV point, gas fire inset into fire place, sliding doors to dining room and door from hallway, wall mounted electric storage heater.

Dining Room
11'1 x 10'6 (3.38m x 3.20m)
Double glazed door to conservatory, double sliding obscured glazed doors from lounge, glazed serving hatch to kitchen, electric storage heater.

Kitchen
10'6 x 8'7 (3.20m x 2.62m)
Two double glazed leaded light windows to rear, double glazed door leading to conservatory, a range of wall and base units with work tops over, stainless steel one and a half bowl sink unit, space for cooker, space for under counter fridge, part tiled walls, breakfast bar

Conservatory
14'6 x 5'10 (4.42m x 1.78m)
Double glazed door to rear, double glazed windows to side and rear, door from kitchen, skylight, tiled floor, patio door from dining room, door to cloakroom, space and plumbing for washing machine.

Cloak Room
Obscured double glazed window to rear, tiled floor, wall light, W.C., vanity wash hand basin.

First Floor Landing
Doors to all rooms, loft access.

Bedroom One
12'10 x 10'6 (3.91m x 3.20m)
Double glazed window to front, electric storage heater.

Bedroom Two
12'10 x 10'8 (3.91m x 3.25m)
Double glazed window to rear, TV point, fitted wardrobes, wall lights, electric storage heater.

Bedroom Three
6'11 x 5'10 (2.11m x 1.78m)
Double glazed window to front, built-in storage cupboard.

Bathroom
Obscured double glazed window to rear, panelled bath with shower over, tiled flooring, shower screen, fitted cupboards, wall mounted electric heater, W.C., vanity wash hand basin, wall mounted boiler, heated towel rail.

Front Garden
Enclosed by wall, gated access, paving, flower and shrub borders, area laid to decorative stone.

Rear Garden
Enclosed by boundary wall and fencing, gated rear access, patio area, laid to lawn with flower and shrub borders, pond, green house.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

