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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 a 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.

Grasmere Gardens, Bridgegate, Bristol, BS30
Approximate Area = 723 sq ft / 67.1 sq m
Garage = 151 sq ft / 14 sq m
Total = 874 sq ft / 81.1 sq m
For identification only - Not to scale





Council Tax Band: C | Property Tenure: Freehold

Welcome Home! Offered with no onward chain! This fabulous, two bedroom semi-detached home is sure to create much interest. Nestled within a quiet cul-de-sac in a much sought after location, this property boasts plenty of kerb appeal. Once inside, we are sure that you will be impressed by the generous room sizes and the inviting layout. A welcoming hallway leads to a lovely lounge to the front. Onwards then onto a spacious kitchen/diner. There is additional space by way of a versatile conservatory. A garage with driveway provides further storage space and off street parking. To the first floor, there is a delightful bedroom one to the front. This room is a good size and also provides plenty of storage. The second bedroom is also well proportioned and creates a lovely space to enjoy a pleasant view over the rear garden and leafy aspect. The rear garden is a haven for those looking to relax or to enjoy outdoor al-fresco dining. Local amenities include school, retail and leisure park and the Bristol to Bath cycle track. Don't Miss Out!



Entrance Hall

4'11 x 3'5 (1.50m x 1.04m)
Double glazed door and window to front, fuse board, radiator, door to lounge.

Lounge

16'5 x 8'5 (5.00m x 2.57m)
Double glazed window to front, door to hall, radiator, stairs leading to first floor landing, under stairs storage cupboard with recently upgraded alarm system and light, doors to kitchen/diner.

Kitchen/Diner

11'6 x 10'2 (3.51m x 3.10m)
Double glazed window to conservatory, double glazed door to conservatory, radiator, wall mounted gas combi boiler, space for fridge/freezer, space for washing machine, gas hob, electric oven, cooker hood, under unit lighting, wall and base units with worktops over, one and a half bowl sink and drainer, tiled splash backs, wood effect flooring, kick board lighting.

Conservatory

11' x 7'1 (3.35m x 2.16m)
Of brick and UPVC constructions, perspex roof, double glazed windows, double glazed window to rear garden.

First Floor Landing

Loft access.

Bedroom One

14'3 x 11'7 (4.34m x 3.53m)
Double glazed window to front, radiator, built-in over stairs wardrobe, built-in wardrobe with sliding doors.

Bedroom Two

12'3 x 5'6 (3.73m x 1.68m)
Double glazed window to rear, radiator.

Bathroom

7'5 x 5'8 (2.26m x 1.73m)
Double glazed window to rear, extractor fan, W.C, enclosed bath with shower over, shower screen, vanity wash hand basin, heated towel rail, tiled flooring, tiled walls, shaver point.

Front Garden

Gas and electric meters, laid to gravel, light.

Rear Garden

Enclosed rear garden, patio, outside tap, lawned area, rear door to garage, trees, plants and shrubs, gravel area, light.

Garage

16'8 x 9'1 (5.08m x 2.77m)
Up and over door to front, door to rear, security light, eaves storage, power and light.

Driveway

Parking for one car.

Agents 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England & Wales	EU Directive 2002/91/EC	

