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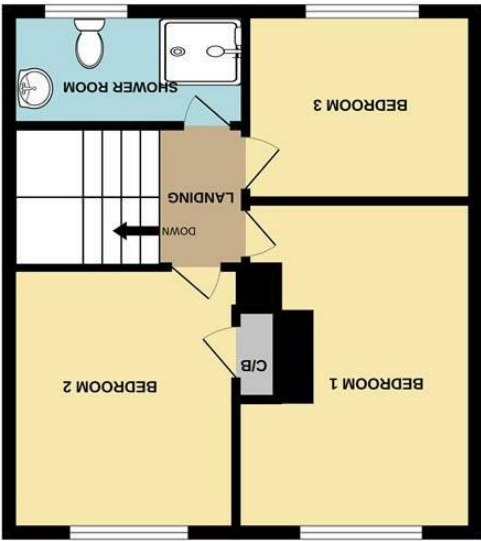
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of the crowd.

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/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.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.  
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Council Tax Band: B | Property Tenure: Freehold

LOOKING FOR A QUICK PURCHASE, THEN LOOK NO FURTHER THAN WITCOMBE CLOSE - OFFERED WITH NO ONWARD CHAIN! This charming mid-terrace house offers a wonderful opportunity for both families and professionals alike. The property boasts a blend of modern comforts and classic appeal, making it an ideal choice for those seeking a home with character. Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a stylish dining room. The heart of the home is undoubtedly the modern kitchen, which has been thoughtfully updated to meet contemporary standards, ensuring that cooking and entertaining are a delight. The property features three well-proportioned bedrooms, offering plenty of room for family or guests. Additionally, there is a fitted shower room, which adds convenience and comfort to daily routines. The house has undergone updating with the windows, boiler and electrics, allowing you to move in with ease and enjoy your new surroundings without the hassle of extensive renovations. Outside, the low-maintenance rear garden provides a perfect retreat for outdoor relaxation or entertaining friends and family during the warmer months. With no onward chain, this property is ready for you to make it your own without delay. In summary, this delightful home in Witcombe Close presents an excellent opportunity for those looking to settle in a vibrant area of Bristol. With its modern amenities, spacious living areas, and convenient location, it is sure to attract interest from a variety of buyers. Don't miss your chance to view this lovely property.



**Hallway**  
11'3" x 3'8" (3.43m x 1.12m)  
Obscure UPVC double glazed door into hallway, stairs to first floor landing, storage space under stairs, radiator, opening to kitchen,

**W.C**  
4'6" x 4'10" (1.37m x 1.47m)  
Obscure double glazed window to front, wash hand basin, W.C. storage under sink, cupboard housing electric fuse box, tiled walls and floors.

**Kitchen**  
10'7" x 8'11" (3.23m x 2.72m)  
Double glazed window to rear, kitchen consists of matching wall and base units with worktops over, stainless steel sink with mixer tap and drainer, partly tiled splash backs, tiled flooring, spotlights, following appliances are integrated:- electric oven, hob with extractor hood above, microwave, under counter fridge & freezer, slimline dishwasher,

**Dining Room**  
11'3" x 6'5" (3.43m x 1.96m)  
Double glazed window to rear, cupboard housing gas combi boiler, radiator, tiled flooring, obscure double glazed door to rear,

**Lounge**  
21'11" x 10'8" nt 8'5" (6.68m x 3.25m nt 2.57m)  
Double glazed sliding doors to front, double glazed window to rear, radiator,

**First Floor Landing**  
6'0" x 2'8" (1.83m x 0.81m)  
Stairs to ground floor, loft access.

**Bedroom 1**  
13'9" x 9'8" nt 7'7" (4.19m x 2.95m nt 2.31m)  
Double glazed window to rear, radiator,

**Bedroom 2**  
10'8" x 10'0" (3.25m x 3.05m)  
Double glazed window to rear, storage cupboard, radiator,

**Bedroom 3**  
8'0" x 9'8" (2.44m x 2.95m)  
Double glazed window to front, radiator,

**Shower Room**  
4'8" x 9'10" (1.42m x 3.00m)  
Obscure double glazed window to front, walk in shower cubicle, wash hand basin, W.C. tiled walls, storage under sink, chrome heated towel rail,

**Front**  
Pathway leads to the front door, mostly laid to lawn, shrubbery,

**Rear Garden**  
Low maintenance rear garden consisting of patio, steps to rear gate provides access to pedestrian pathway, walls & fences enclosing, outside water tap & light,



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	87

