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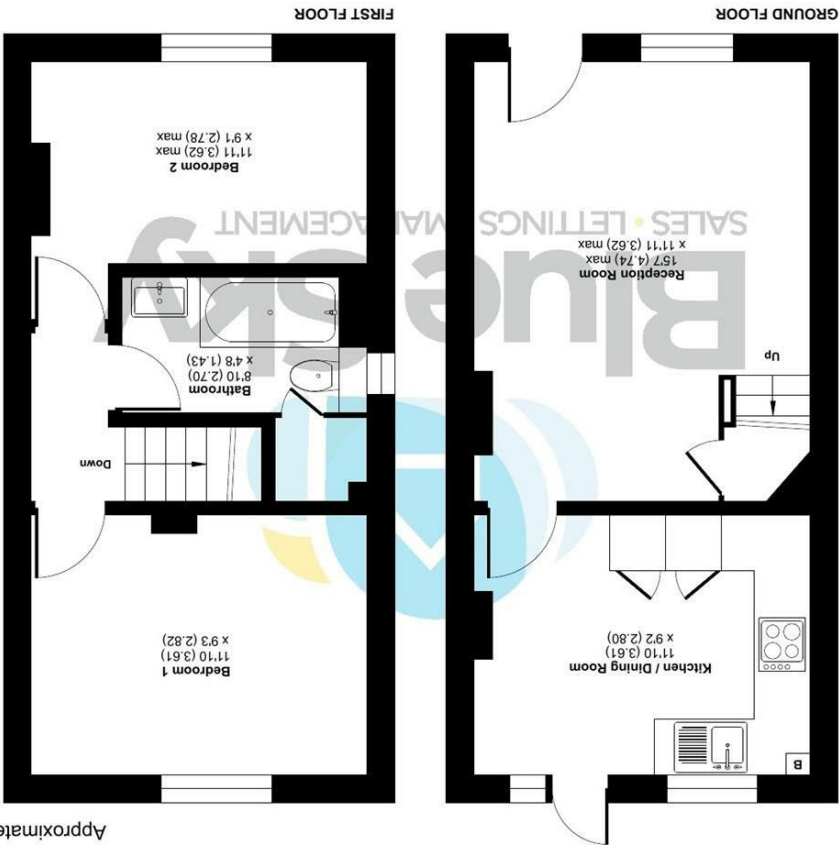
The Important Bit!

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/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.

Collett Close, Hanham, Bristol, BS15

Approximate Area = 600 sq ft / 55.7 sq m

For identification only - Not to scale





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Nestled in the popular cul-de-sac of Collett Close, Hanham, Bristol, this end terrace house presents an excellent opportunity for those seeking a property with great potential. Boasting two spacious double bedrooms, this home is perfect for small families or couples looking for extra space. The well-proportioned reception room offers a welcoming atmosphere, ideal for relaxation or entertaining guests. The kitchen/diner is a versatile space that invites creativity, allowing you to design your dream culinary area while enjoying meals with family and friends. Although the property is in need of updating, it provides a blank canvas for you to personalise and enhance according to your taste. One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. Additionally, the absence of a chain means you can move in without delay, making this an attractive option for eager buyers. Situated close to local amenities, schools and picturesque river walks, this home offers both convenience and a sense of community. The potential to extend the property to the side, subject to planning permission, further enhances its appeal, allowing you to create the home of your dreams. In summary, this end terrace house in Hanham is a fantastic opportunity for those looking to invest in a property with room for improvement and expansion. With its prime location and ample potential, it is not to be missed.



Lounge
15'7" max x 11'11" max (4.75m max x 3.63m max)
Double glazed window to front, radiator, stairs leading to first floor landing, under stairs storage cupboard, fuse board, door to front.

Kitchen/Diner
11'10" x 9'2" (3.61m x 2.79m)
Two double glazed windows to rear, double glazed door to rear, radiator, wall and base units, worktops, sink and drainer, tiled splashbacks, gas hob, electric oven, cooker hood, space for fridge, space for washing machine, storage cupboard, wall mounted gas boiler.

First Floor Landing
Loft access (no ladder, part boarded, no light).

Bedroom One
11'10" x 9'3" (3.61m x 2.82m)
Double glazed window rear, radiator.

Bedroom Two
11'11" max x 9'1" max (3.63m max x 2.77m max)
Double glazed window to front, radiator.

Bathroom
8'10" x 4'8" (2.69m x 1.42m)
Double glazed window to side, W.C, wash hand basin, enclosed bath, radiator, part tiled walls, airing cupboard housing hot water tank.

Front Garden
Laid to lawn, canopy over front door, gravel area to side.

Rear Garden
Enclosed rear garden, shed, lawn area, tree, patio, open to driveway parking to side, double gates to front driveway.

Driveway
Parking for two cars (one bay behind double gates, one bay in front of the double gates).



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		
	70	77
England & Wales		
EU Directive 2002/91/EC		

