





Like what you see?

 Get in touch to arrange a viewing!

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 📍 28 Ellacombe Road, Bristol, BS30 9BA

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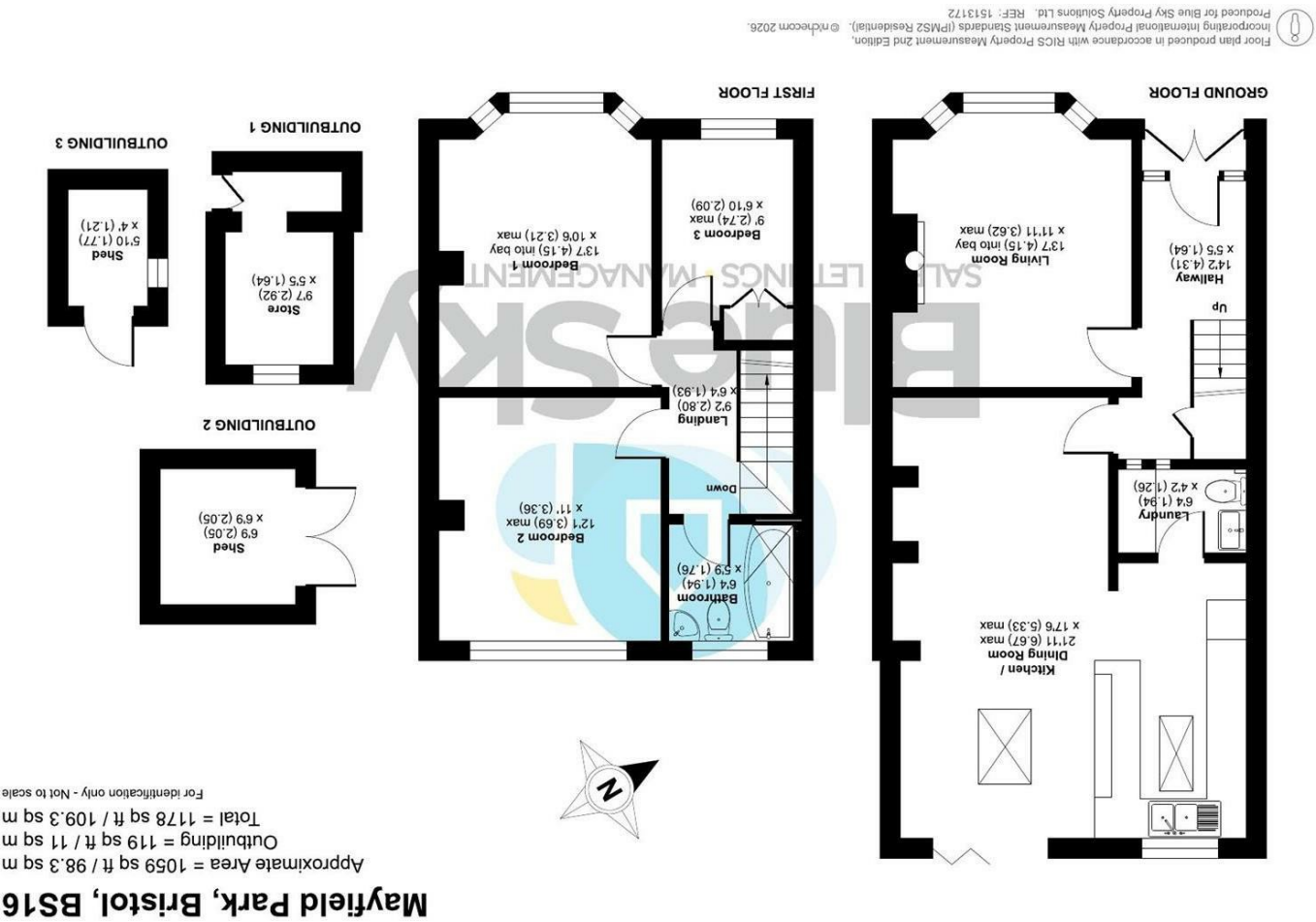
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 Don't forget to register and stay ahead

 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.





Council Tax Band: B | Property Tenure: Freehold

A MUST SEE!
Nestled in the charming area of Mayfield Park, Bristol, this delightful end terrace house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is the open plan kitchen and dining area, which creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. The kitchen is designed with contemporary finishes and flows seamlessly into the dining space, enhancing the sense of openness. Bi-fold doors lead directly to the garden, allowing natural light to flood the area and providing a wonderful connection to the outdoors. The garden itself is a lovely space for relaxation or outdoor activities, making it a true extension of the home. Additionally, off-street parking is available for a number of vehicles, a valuable feature in this sought-after location. This beautifully presented home is ready for you to move in and make it your own. Mayfield Park is a desirable neighbourhood, offering a friendly community atmosphere and easy access to local schools and amenities. This end terrace house is not just a property; it is a place where you can create lasting memories. Don't miss the opportunity to view this lovely home.



Entrance Porch
Double glazed door to porch, wooden glazed door to hall

Entrance Hall
14'2 x 5'5 (4.32m x 1.65m)
wooden floor, under stairs cupboard, radiator, window to utility.

Living Room
13'7 into bay x 11'11 max (4.14m into bay x 3.63m max)
Double glazed window to front, wood flooring and carpeted area, real wood fireplace with fire surround, radiator.

W.C / Utility
6'4 x 4'2 (1.93m x 1.27m)
Wall mounted unit with work top over, W.C., wash hand basin with mixer tap, tiled splash backs, space for washing machine and drier, mirror.

Kitchen / Dining Room
21'11 max x 17'6 max (6.68m max x 5.33m max)
Double glazed window to rear, double glazed bi fold door to garden, all and base units with work tops over, 5 ring gas hob, electric double oven, integrated dishwasher, ceramic sink with stainless steel mixer tap, tiled floor and wood floor, radiator, decorative fireplace

First Floor Landing
9'2 x 6'4 (2.79m x 1.93m)

Bedroom One
13'7 into bay x 10'6 max (4.14m into bay x 3.20m max)
Double glazed window to front, radiator with cover, wood flooring.

Bedroom Two
12'1 max x 11' (3.68m max x 3.35m)
Double glazed window to rear, radiator, wood flooring.

Bedroom Three
9' max x 6'10 (2.74m max x 2.08m)
Double glazed window to the front, radiator with cover, built in cupboard

Bathroom
Obscured glazed window to rear, wash hand basin with mixer tap, bath with two shower heads, tiled splash backs, panelled bath, tiled floor, vanity cabinet, floor to ceiling shelving unit, mirror.

Outbuilding One
9'7 x 5'5 (2.92m x 1.65m)

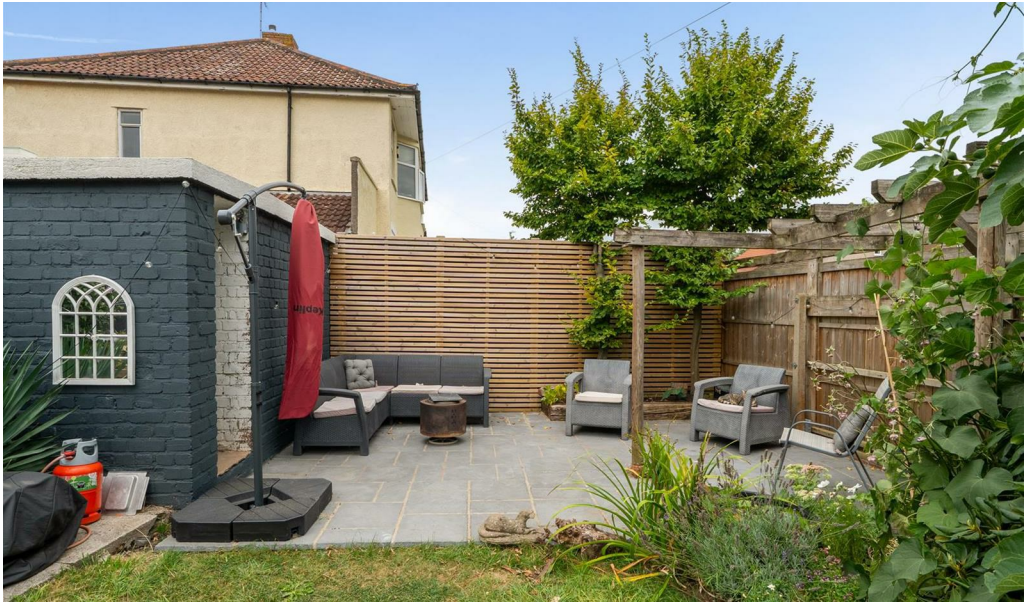
Outbuilding Two
6'9 x 6'9 (2.06m x 2.06m)

Outbuilding Three
5'10 x 4' (1.78m x 1.22m)

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.

Garden
Patio steps to lawn area, decking to side, patio area to rear, established plants, wood trellis, brick built shed / air raid shelter, two sheds.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

