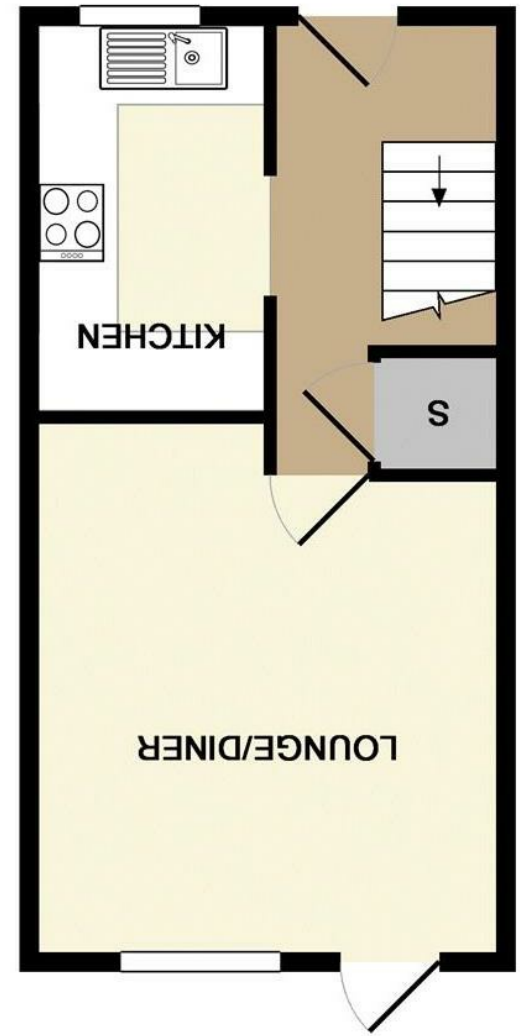
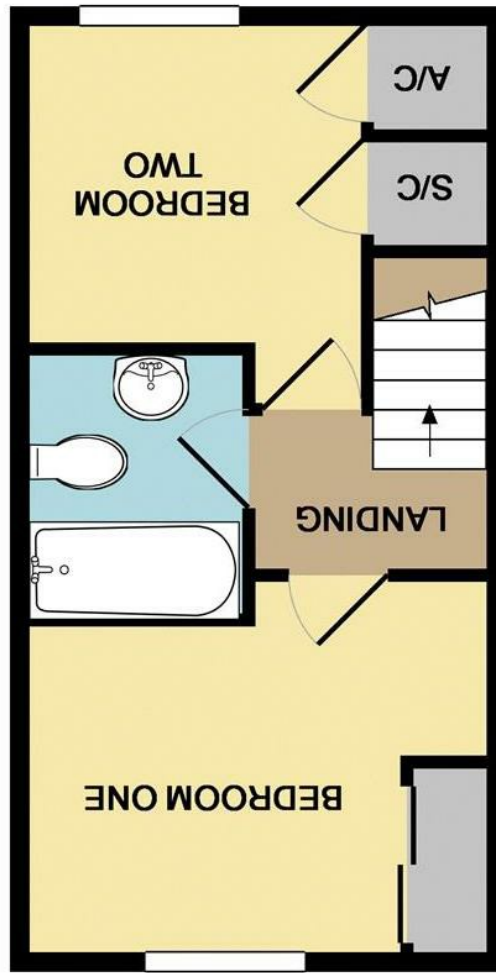


GROUND FLOOR



1ST FLOOR



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/drainaged 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.

The Important Bit

Don't forget to register and stay ahead of the crowd.

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Like what you see?



13 Ludlow Close, Willsbridge, Bristol, BS30 6EA

Offers In Excess Of £220,000





TWO BEDROOMS!! MIDDLE TERRACE!! GARAGE!! PARKING!! WELL PRESENTED!! POPULAR LOCATION!! We are delighted to offer for sale this fantastic property located on the desirable road of Ludlow Close in Willsbridge. The current vendor has presented this home to a very high standard, making this home ready to move in!! The accommodation comprises: entrance hall, modern fitted kitchen to front with integral appliances and a spacious lounge/diner to rear with access to the rear garden. On the first floor can be found the master bedroom with fitted wardrobe, bedroom two also with fitted storage and the main bathroom with white suite. Externally the property offers front and rear gardens, single garage and driveway parking for one car. Sure to attract quick interest, make sure this home is at the top of your to view list!!



Entrance Hall

10'9" x 5'6" into stairs (3.28m x 1.68m into stairs)
Double glazed door to front, radiator, stairs to first floor landing, under stairs storage cupboard housing fuse board, laminate flooring.

Kitchen

9'1" x 6'0" (2.77m x 1.83m)
Double glazed window to front, wall and base units, worktops, splashbacks, cooker hood, stainless steel sink and drainer, electric hob and oven, integrated fridge, integrated washing machine, laminate flooring.

Lounge/Diner

14'6" max x 12'1" max (4.42m max x 3.68m max)
Double glazed door and window to rear, radiator, laminate flooring.

First Floor Landing

3'9" x 6'2" (1.14m x 1.88m)
Loft access, stairs from entrance hall.

Bedroom One

9'8" max x 12'1" max (2.95m max x 3.68m max)
Double glazed window to rear, radiator, built in wardrobes with mirror sliding doors, laminate flooring.

Bedroom Two

9'10" x 8'8" (3.00m x 2.64m)
Double glazed window to front, laminate flooring, cupboard housing gas combi boiler, radiator, overstairs storage cupboard.

Bathroom

5'7" x 6'9" (1.70m x 2.06m)
Extractor fan, enclosed bath with two shower head attachments, wash hand basin with vanity unit, w.c, heated towel rail, shaver point, shower screen, tiled walls.

Front Garden

Path to front door, shrubs and plants bordering, canopy over front door.

Rear Garden

Enclosed garden, patio area, step up to lawn area and flower/shrub bed, additional steps up to door leading to garage.

Garage

Up and over door, door to rear, power and lighting, located to the rear of the property.

Driveway

Parking for one car in front of garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	76	
(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	

