




SALES • LETTINGS • MANAGEMENT

Like what you see?


Get in touch to arrange a viewing!

 T: 0117 9328165

 info@bluesky-property.co.uk

 28 Ellacombe Road, Bristol, BS30 9BA

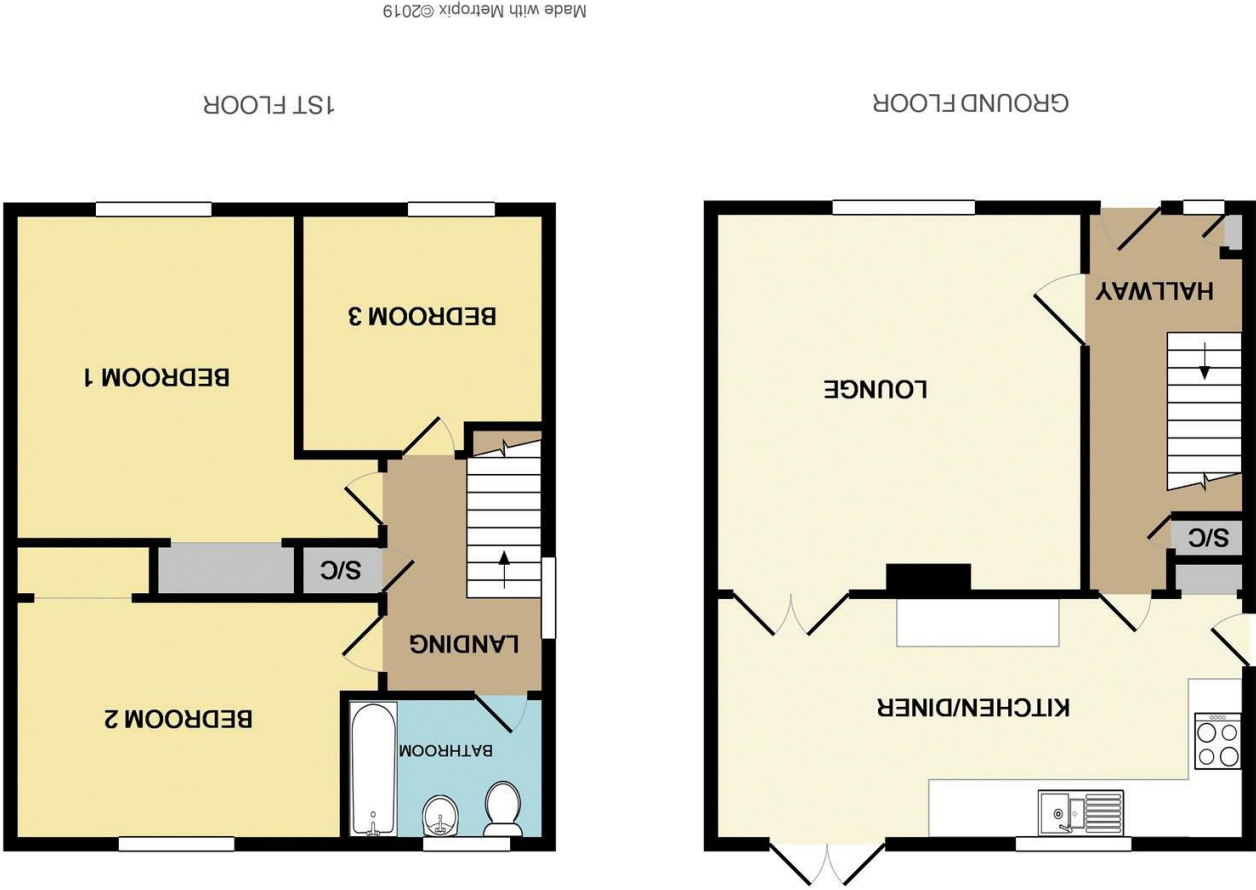
See all of our amazing properties and get lots of help at!

 [www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

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.







THREE BEDROOMS!! SEMI-DETACHED HOME!! GARAGE!! BEAUTIFULLY PRESENTED!! POPULAR LOCATION!! IMPRESSIVE REAR GARDEN AND VIEWS!! We are delighted to offer for sale this fantastic three bedroom family home located on Niblett's Hill in St George, offering good access to the City Centre for commuters, local amenities of Hanham High Street and the local park. The current vendor has maintained and improved this property over their ownership, making this home all set to move in to!! The accommodation comprises: entrance hall, lounge and kitchen/diner offering access to the beautiful rear garden. On the first floor can be found two double bedrooms, a single bedroom and the family bathroom. Externally the property offers a front garden, mature rear garden and garage to front. Make sure this home is top of your to view list!!



Entrance Hall

13'3" x 5'8" (4.04m x 1.73m)  
Double glazed door and window to front, radiator, stairs to first floor landing, ceiling coving, wood effect flooring, base cupboard housing fuse board, understairs storage cupboard.

Lounge

14'4" max x 12'11" (4.37m max x 3.94m)  
Double glazed window to front, radiator, dado rail, wood effect flooring.

Kitchen/Diner

8'7" x 19'6" (2.62m x 5.94m)  
Double glazed french doors to rear, radiator, wood effect flooring, one and half bowl sink/drain, cooker hood, wall and base units, worktops, tiled splashbacks, space for electric cooker, space for washing machine, space for dishwasher, recess space for fridge/freezer, double glazed window to rear, double glazed door to side, wall mounted modern gas combi boiler.

First Floor Landing

10'0" max x 5'9" (3.05m max x 1.75m)  
Double glazed window to side with views, loft access, storage cupboard.

Bedroom One

14'4" into recess narrowing to 13'2" x 13'0" narrow (4.37m into recess narrowing to 4.01m x 3.96m narrow)  
Double glazed window to front, radiator, open recess area.

Bedroom Two

9'11" into recess narrowing to 8'7" x 13'0" max (3.02m into recess narrowing to 2.62m x 3.96m max)  
Double glazed window to rear, radiator, recess area.

Bedroom Three

8'6" max x 8'8" (2.59m max x 2.64m)  
Double glazed window to front, radiator.

Family Bathroom

5'5" x 7'0" (1.65m x 2.13m)  
Radiator, W.C, wash hand basin, part tiled walls, double glazed window to rear, extractor fan, wall light, enclosed bath with shower head off thermostatic tap.

Front

Side gated access, steps up to front door, bin store area, tiered garden laid to gravel and shrubs.

Garage

15'3" max x 9'10" max (4.65m max x 3.00m max)  
Double doors to front, light and power.

Rear Garden

Patio area, gated side access, outside tap, views, mature garden with shrubs and plants, area laid to lawn, outside storage to rear of garden, pond, steps to top garden, tiered garden, shed, enclosed, decking area.

Agent Note

We have been advised by the vendor that the property is leasehold with a £8.40p per year ground rent and lease remaining is 946 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
2002/91/EC		
