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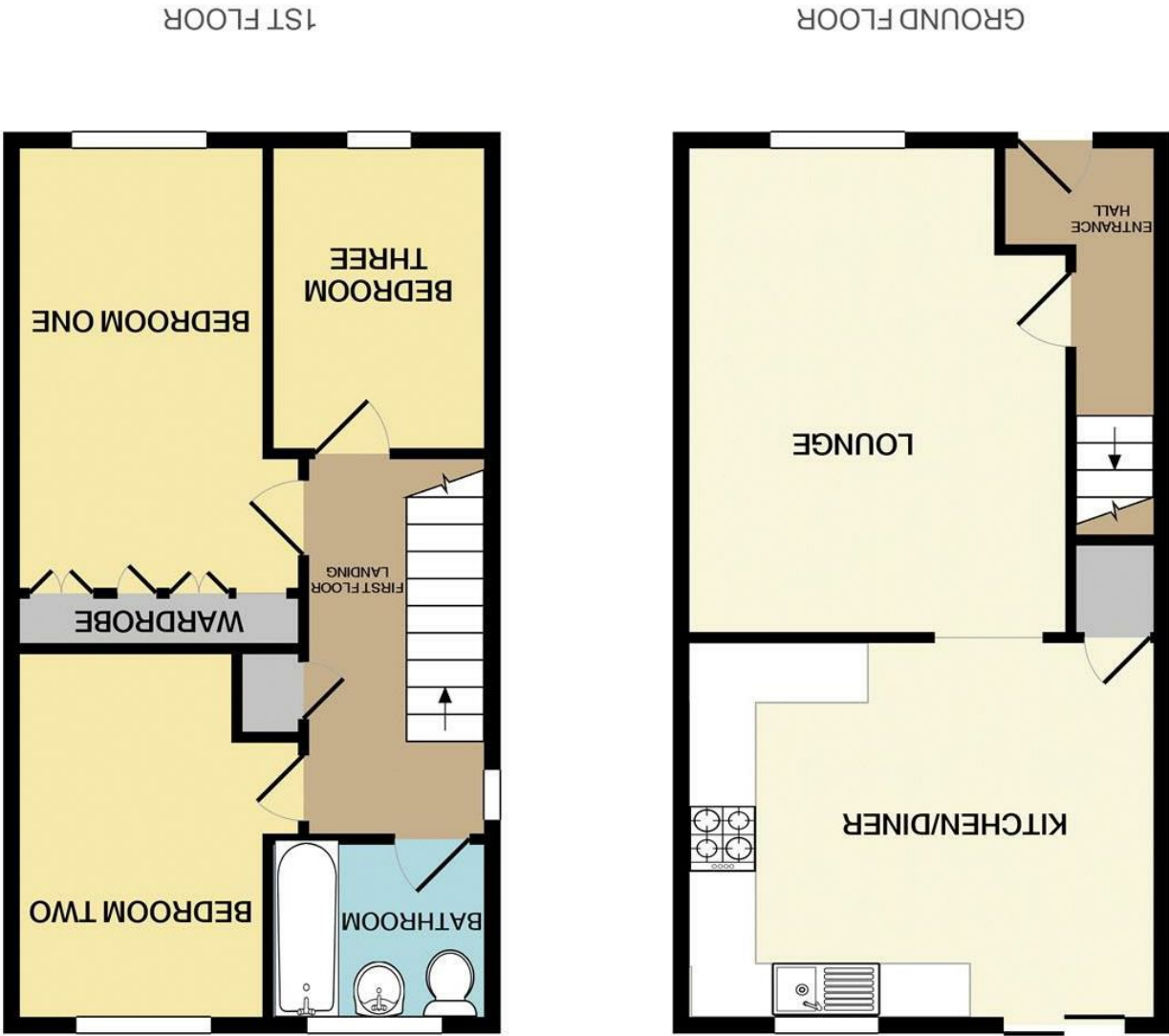
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Don't forget to register and stay ahead  
of the crowd.

**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/drain 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: D | Property Tenure: Freehold

**NO CHAIN!! DETACHED THREE BEDROOM HOME!! KITCHEN/DINER!! GARAGE AND PARKING!! REAR GARDEN!! WELL PRESENTED!! CUL-DE-SAC LOCATION!!** Blue Sky are delighted to offer for sale this three bedroom detached home located on Kingsleigh Park in Kingswood. The property is ideally located close to local schools, ring road connections and local amenities in the area. The accommodation comprises: entrance hall, lounge and kitchen/diner to the ground floor. On the first floor you will find three bedrooms (one boasting fitted wardrobes) and the main bathroom. Externally the property offers driveway parking and garage to the rear property and a front and rear garden with patio and lawn areas. This home must be viewed to appreciate all that is on offer!!



**Entrance Hall**  
8'8" narrowing to 4'9" x 4'6" narrowing to 2'9" (2.64m narrowing to 1.45m x 1.37m narrowing to 0.8)  
Double glazed door to front, stairs to first floor landing, radiator, wood effect flooring, fuse board, L-shaped.

**Lounge**  
14'9" narrowing to 10'1" x 11'6" narrowing to 9'9" (4.50m narrowing to 3.07m x 3.51m narrowing to 2.97)  
Double glazed window to front, radiator, wood effect flooring, archway to kitchen/diner, ceiling coving, wall lights.

**Kitchen/Diner**  
11'2" max x 14'9" (3.40m max x 4.50m)  
Tiled flooring, under stairs storage cupboard, double glazed window to rear, double glazed patio doors to rear, base units, worktops, tiled splashbacks, stainless steel sink/drainers, space for fridge, space for freezer, cooker hood, gas hob, electric double oven, space for washing machine, wall lights, ceiling coving, spotlights.

**First Floor Landing**  
11'3" max x 6'0" (3.43m max x 1.83m)  
Double glazed window to side, loft access with drop down ladder, airing cupboard housing gas combi boiler.

**Bedroom One**  
14'2" into wardrobe x 8'7" (4.32m into wardrobe x 2.62m)  
Double glazed window to front, radiator, fitted wardrobes.

**Bedroom Two**  
11'3" narrowing to 8'5" x 8'7" narrowing to 6'7" (3.43m narrowing to 2.57m x 2.62m narrowing to 2.01)  
Double glazed window to rear, radiator.

**Bedroom Three**  
9'3" max x 6'5" max (2.82m max x 1.96m max)  
Double glazed window to front, radiator.

**Bathroom**  
5'6" x 6'4" (1.68m x 1.93m)  
Double glazed window to rear, radiator, inset lights, part tiled walls, W.C., wash hand basin, fold away shower screen, enclosed bath with shower over, extractor fan.

**Front Garden**  
Area laid to lawn, pathway to front door, shrubs and tree, side gate, rear gate to garden.

**Rear Garden**  
Outside tap, rear gate to driveway, door to garage, patio area, area laid to gravel, gated side access, area laid to lawn.

**Garage**  
16'1" x 8'6" (4.90m x 2.59m)  
Up and over door to front, power and lighting, door to garden.

**Parking**  
Driveway parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

