



Made with Metropix ©2020

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/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.

The Important Bit!

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

www.bluesky-property.co.uk

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

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN!! TWO DOUBLE BEDROOMS!! CHARACTER DETACHED HOME!! DRIVEWAY PARKING!! GARDEN!! SPACIOUS ACCOMMODATION!! WELL PRESENTED!! Blue Sky are delighted to offer for sale this charming detached character home located on Elm Road in Kingswood. The property is ideally located close to the local school, amenities in the area and good road links to ring road connections. The current vendor has maintained this home to a good standard and is all set to move in to!! The accommodation comprises: entrance porch, dining room, lounge, conservatory, kitchen and utility/cloakroom. To the first floor you will find two double bedrooms and the spacious bathroom. Externally the property boasts gated driveway parking which opens to the front garden with lawn area and side patio and the added bonus of solar panels! This home must be viewed to appreciate all that is on offer.



Porch
10'10" x 2'11" (3.30m x 0.89m)
UPVC door to front, two double glazed windows to side, tiled flooring, storage cupboard housing fuse board, double glazed window to dining room.

Dining Room
9'10" x 16'3" max (3.00m x 4.95m max)
Radiator, double glazed window to porch, open to lounge.

Lounge
11'10" max x 15'2" (3.61m max x 4.62m)
Radiator, feature fire with inset burner, oak double glazed bi-fold doors to conservatory.

Conservatory
6'6" x 10'4" (1.98m x 3.15m)
Radiator, of UPVC construction, tiled flooring, double glazed windows and double glazed patio doors to front garden.

Kitchen
8'10" narrowing to 5'7" x 15'10" narrowing to 5'10" (2.69m narrowing to 1.70m x 4.83m narrowing to 1.78)
Double glazed window to rear, radiator, understairs storage cupboard, worktops, tiled splashbacks, integral fridge/freezer, wall and base units, cooker hood, space for gas cooker, L-shaped, double glazed door to side, one and half bowl sink/drain, door leading to stairs to first floor landing, integral dishwasher, unit down lights.

Utility/Cloakroom
8'8" 10'8" max (2.64m 3.25m max)
Double glazed window to front, under floor heating, wall and base units, wash hand basin, W.C., tiled splash backs, solar panel system, worktops, space for tumble dryer, space for washing machine, extractor fan.

First Floor Landing
14'4" x 2'11" narrowing to 2'7" (4.37m x 0.89m narrowing to 0.79m)
Double glazed window to side, radiator, loft access with drop down ladder.

Bedroom One
10'11" x 13'3" to wardrobe (3.33m x 4.04m to wardrobe)
Double glazed window to front, radiator, built in wardrobes and shelving.

Bedroom Two
9'10" x 12'1" (3.00m x 3.68m)
Double glazed window to side, radiator.

Bathroom
15'11" x 6'10" narrowing to 5'6" (4.85m x 2.08m narrowing to 1.68m)
Double glazed window to side, tiled walls, airing cupboard housing gas boiler and tank, radiator, heated towel rail, wash hand basin, extractor fan, W.C., shower cubicle.

Rear
Side gate, outside tap.

Side Garden
Patio area, raised borders, garden shed.

Front Garden
Lawn area, trees, shrubs bordering, plants, hedges to front, wood store.

Driveway
For one car via double gates, open to front garden.

Agent Note
The vendor has advised the solar panels generate a revenue of approx £600 per year.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

