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Get in touch to arrange a viewing!

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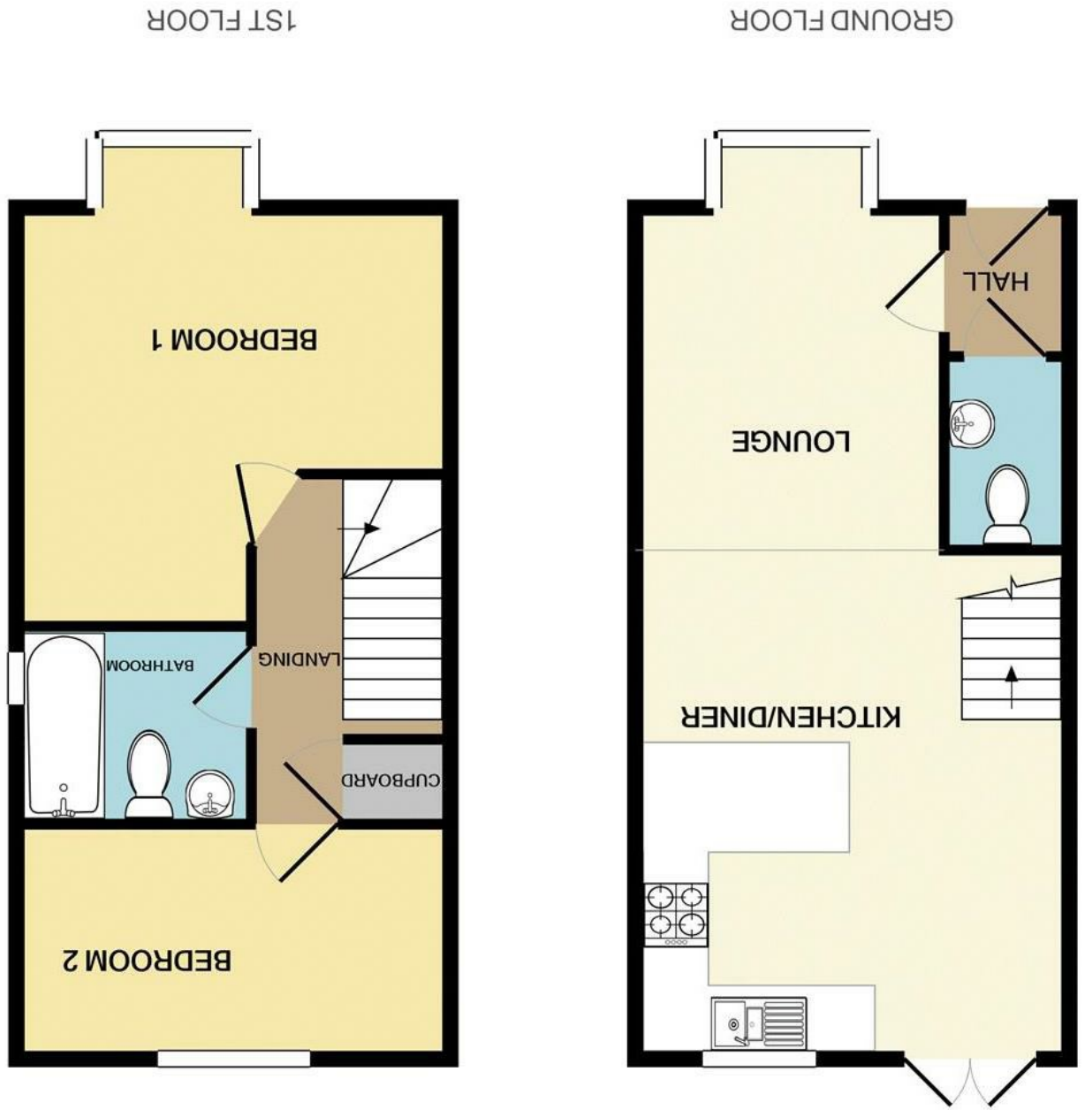
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of the crowd.

**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

**CALLING ALL FIRST TIME BUYERS & INVESTORS!! 2 DOUBLE BEDROOMS!! SEMI-DETACHED!! BEAUTIFUL KITCHEN/DINER WITH SPACIOUS LOUNGE!! PARKING!! REAR GARDEN!!**

We are pleased to bring to the market this 2 double bedroom semi-detached house situated on Ingleside Road, Kingswood. Built in 2017 the current owners have maintained the property to a very high standard making this home ready to move into!! Located within easy reach of Kingswood High Street as well as local travel links to the A4174 Ring Road and the M4/M5 motorway.

The accommodation comprises; entrance hall, cloakroom, spacious open plan lounge/kitchen/diner with integral appliances to the ground floor, on the first floor there is 2 double bedrooms and a 3 piece white bathroom suite. Externally the property boasts a front driveway with off street parking for one car and a low maintenance rear garden. This property is ideal for those wanting something with little work, ready to move into!! Make this property top of your to view list!!



**Entrance Hall**  
4'6 x 3'9 (1.37m x 1.14m)  
uPVC double glazed door into the entrance hall, wood effect flooring, wall mounted radiator, ceiling light

**Cloakroom**  
5'10 x 3'9 (1.78m x 1.14m)  
Cloakroom consists of a white wc unit and wash hand basin, extractor fan, wall mounted radiator, tiled flooring, partly tiled splash back, ceiling lights

**Lounge**  
16'8 x 9'4 (5.08m x 2.84m)  
uPVC double glazed box window to the front, wood effect flooring, TV point, stairs to the first floor, wall mounted radiator, ceiling lights

**Kitchen/Diner**  
9'8 x 13'4 (2.95m x 4.06m)  
uPVC double glazed patio doors and window to the rear, the kitchen consists of a stainless steel 1 & a half bowl sink with mixer taps and drainer, integral electric cooker with gas hob and extractor fan above, integral single fridge & freezer, wall mounted gas combi boiler (Worcester). Matching wall and base unit with worktops and soft close cupboards, partly tiled splash backs, space for washing machine and dishwasher, wall mounted radiator, wood effect flooring, ceiling spotlights

**Landing**  
9'2 x 6'0 (2.79m x 1.83m)  
Stairs to the ground floor, access to bedrooms 1, 2 and bathroom, storage cupboard, wall mounted radiator, ceiling light

**Bedroom 1**  
10'0 x 13'4 (3.05m x 4.06m)  
uPVC double glazed box window to the front, TV point, wall mounted radiator, ceiling light

**Bedroom 2**  
9'4 x 13'4 (2.84m x 4.06m)  
uPVC double glazed window to the rear, TV point, access to the loft (pull down ladder, mostly boarded, insulation and light), wall mounted radiator, ceiling light

**Bathroom**  
5'5 x 7'3 (1.65m x 2.21m)  
Obscured double glazed window to the side, the bathroom consists of a white 3 piece suite of bath with shower above, wash hand basin and wc, chrome heated towel rail, extractor fan, wall mounted mirror cabinet, tiled flooring, partly tiled splash backs, spotlights

**Front/Parking**  
Access to the front of the property via a block paved driveway, parking for 1 vehicle, steps leading up to the front door, fences enclosing, side access to the rear, outside lighting

**Rear Garden**  
Access to the rear garden from the kitchen/diner and side access to the front of the property, low maintenance space with raised borders and seating (under lighting fitted), gravel, patio and shrubbery areas, water tap, outside lighting, fences and wall enclosing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(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	



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