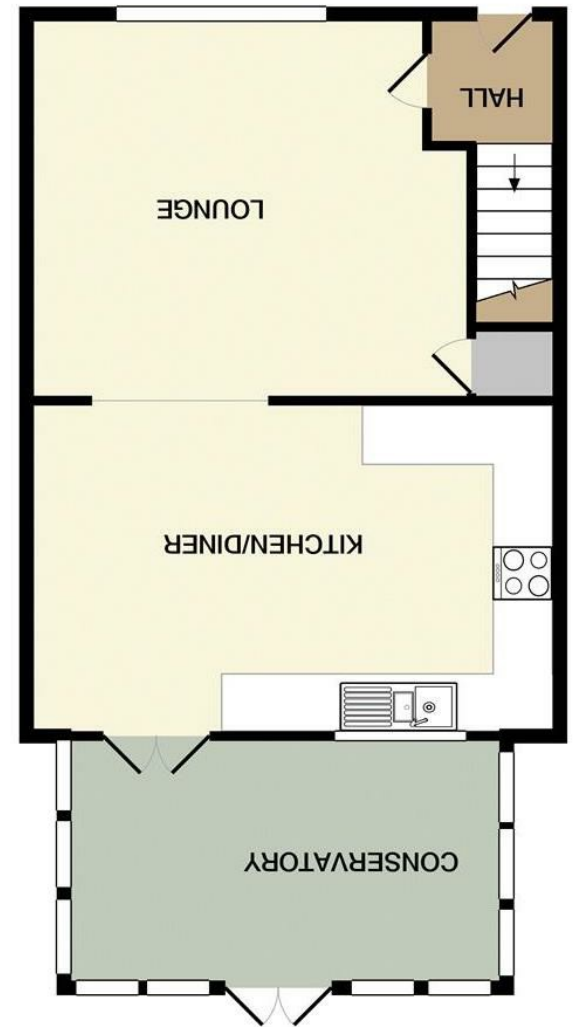


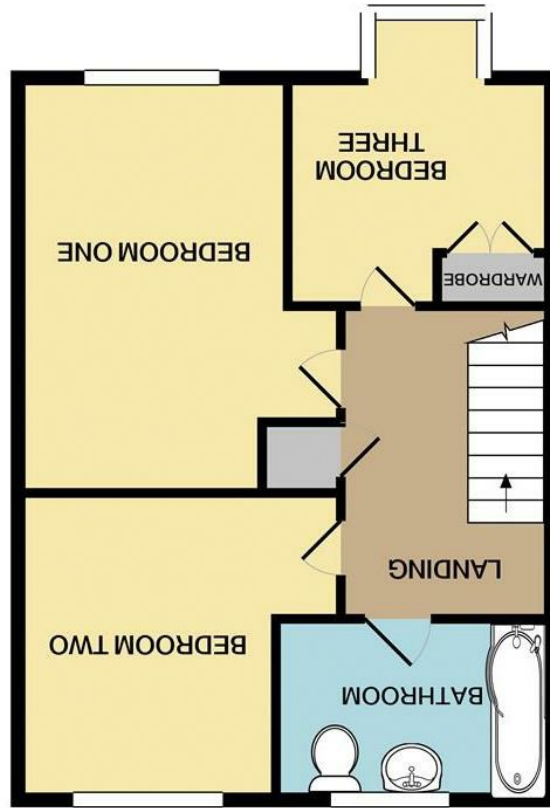
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and 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/drailed 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.

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GROUND FLOOR



1ST FLOOR



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3 Hadley Court, Warmley, Bristol, BS30 8GE

£265,000



Council Tax Band: C | Property Tenure: Freehold

BEAUTIFULLY PRESENTED!! THREE BEDROOM HOME!! CONSERVATORY!! CUL-DE-SAC LOCATION!! GARAGE AND PARKING!! KITCHEN/DINER!! Blue Sky are delighted to offer for sale this fantastic three bedroom home located on Hadley Court in Warmley. The property is located at the end of this cul-de-sac and offers easy access to the local school, local retail park, Aspects leisure centre, supermarkets and ring road connections. The current vendor has presented this home to a VERY high standard making this home ready to move in!! The accommodation comprises: entrance hall, lounge to front, kitchen/diner and conservatory offering access to the rear garden. On the first floor can be found two double bedrooms, good size bedroom three and the main bathroom. Externally the property boasts a single garage located close to the property, driveway parking, front garden and an enclosed rear garden. Make sure this home is top of your to view list!!



Entrance Hall

5'11" to bottom of stair x 4'8" narrowing to 2'9" (1.80m to bottom of stair x 1.42m narrowing to 0.84)
Double glazed door to front, radiator, fuse board, wall mounted gas boiler, wood effect flooring, stairs to first floor landing.

Lounge

13'4" x 12'11" max (4.06m x 3.94m max)
Double glazed window to front, radiator, wood effect flooring, under stairs storage cupboard, archway to diner.

Kitchen/Diner

10'5" narrowing to 9'9" x 15'11" (3.18m narrowing to 2.97m x 4.85m)
Radiator, double glazed French doors to conservatory, double glazed window to rear, wood effect flooring to diner side, tile effect flooring to kitchen side, space for fridge/freezer, space for washing machine, space for slimline dishwasher, wall and base units, worktops, splash backs, one and half bowl sink/drain, cooker hood, gas hob, electric oven.

Conservatory

7'10" x 12'11" (2.39m x 3.94m)
Radiator, TV aerial, wall cupboard, light, wood effect flooring, double glazed French doors to rear, double glazed windows, of brick/UPVC construction.

First Floor Landing

8'2" x 5'11" (2.49m x 1.80m)
Loft access (with light, pull down ladder, boarded), airing cupboard with hot water tank.

Bedroom One

13'10" into recess x 9'9" max (4.22m into recess x 2.97m max)
Double glazed window to front, radiator.

Bedroom Two

9'5" x 9'10" max (2.87m x 3.00m max)
Double glazed window to rear, radiator.

Bedroom Three

8'7" max x 6'10" max (2.62m max x 2.08m max)
Double glazed box bay window to front, radiator, fitted wardrobe.

Bathroom

6'1" x 6'11" (1.85m x 2.11m)
Double glazed window to rear, heated towel rail, tiled walls, W.C., wash hand basin, P-shaped bath with shower screen and shower over.

Front Garden

Laid to lawn, pathway to front door, gravel, canopy, outside light.

Rear Garden

Gravel area, lawn area, outside tap, outside power, rear gate to pathway leading to garage.

Garage

Up and over door to front, in a block close to property, green door, accessed via side lane by foot and by car via Lintern Cres.

Parking

One bay close to the front of the property and space in front of the garage. Parking at front is 2nd bay in from the right when looking at front of the house.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(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	

