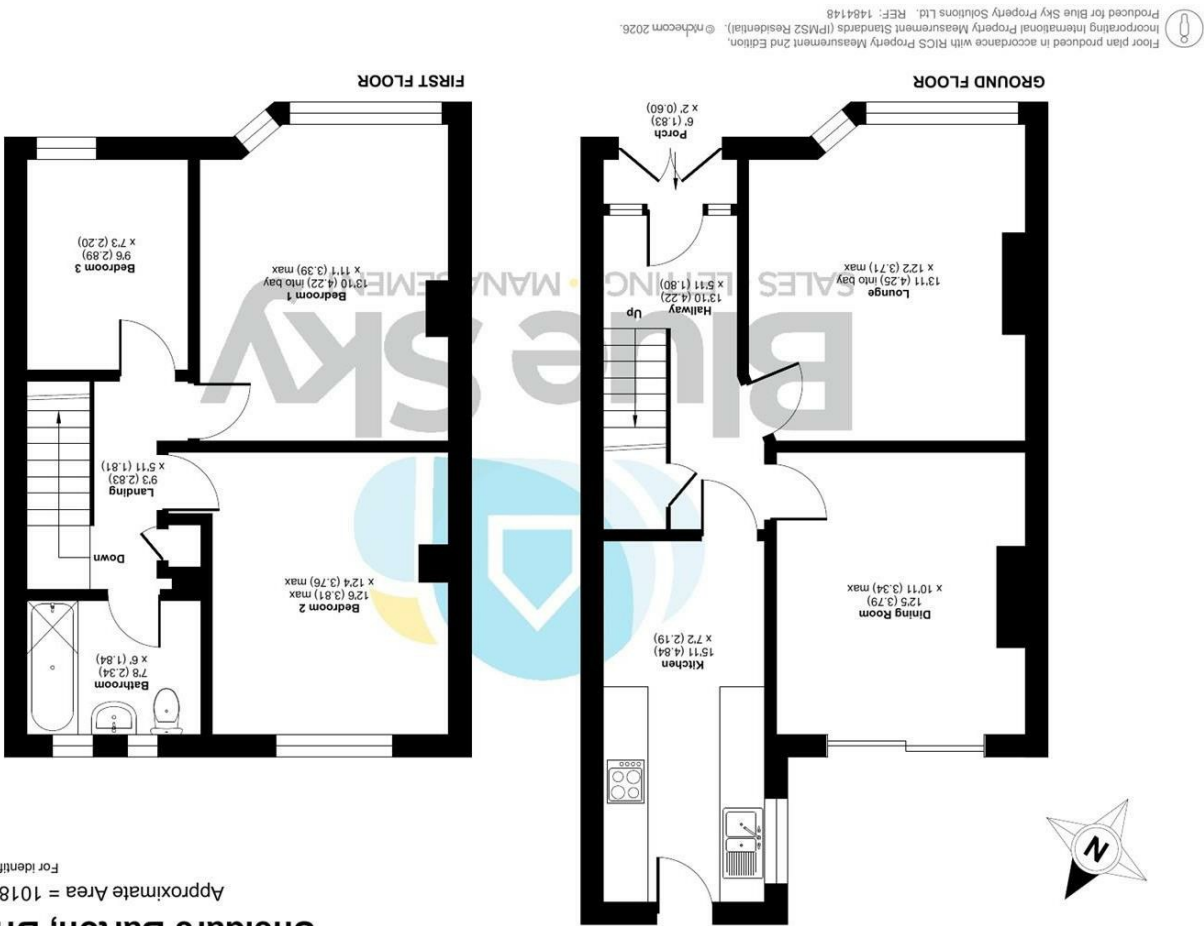




Sheldare Barton, Bristol, BS5

Approximate Area = 1018 sq ft / 94.5 sq m
For identification only - Not to scale



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.

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! Nestled in the charming cul-de-sac of Sheldare Barton in St George, Bristol, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this home offers spacious accommodation that is both inviting and practical. Upon entering, you are greeted by a welcoming hall that leads to two generous reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The good-sized kitchen provides ample space for culinary adventures and family meals, ensuring that this home is as functional as it is comfortable. The property features both front and rear gardens, offering a lovely outdoor space for relaxation, gardening, or play and off street parking to the front. The absence of a chain means that you can move in without delay, making this an ideal choice for those eager to settle into their new home. Conveniently located, this residence is in close proximity to local schools, essential amenities and Troopers Hill Nature Reserve. Call today to arrange your viewing!



Entrance Porch

6' x 2' (1.83m x 0.61m)
Double glazed French doors to front.

Entrance Hall

13'10 x 5'11 (4.22m x 1.80m)
Door and windows to front, radiator, stairs rising to first floor landing, under stairs storage cupboard housing fuse board and meters.

Lounge

13'11 into bay x 12'2 max (4.24m into bay x 3.71m max)
Double glazed part bay window to front, radiator, electric fire with surround.

Dining Room

12'5 x 10'11 max (3.78m x 3.33m max)
Double glazed patio doors to rear, radiator.

Kitchen

15'11 x 7'2 (4.85m x 2.18m)
Double glazed door to rear, double glazed window to side, a range of wall and base units with worktops over, space for washing machine, electric oven and hob, cooker hood, tiled splashbacks, one and a half bowl sink and drainer, space for fridge/freezer.

First Floor Landing

9'3 x 5'11 (2.82m x 1.80m)
Loft hatch, airing cupboard housing gas combination boiler.

Bedroom One

13'10 into bay x 11'1 max (4.22m into bay x 3.38m max)
Double glazed part bay window to front, radiator.

Bedroom Two

12'6 max x 12'4 max (3.81m max x 3.76m max)
Double glazed window to rear, radiator.

Bedroom Three

9'6 x 7'3 (2.90m x 2.21m)
Double glazed window to front, radiator.

Bathroom

7'8 x 6' (2.34m x 1.83m)
Two double glazed windows to rear, spotlights, enclosed bath with shower over, shower screen, extractor fan, W.C, radiator, wash hand basin, part tiled walls, tiled effect flooring.

Front Garden

Pathway to front door, lawn area, area laid to gravel, plants and shrubs.

Parking

Off street parking for one car with low level boundary wall, laid to stones.

Rear Garden

Patio area, path, lawn area, shrubs, area laid to gravel, rear gate leading to rear pedestrian access lane.

Agent Note

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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		

