

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/drainaged 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!

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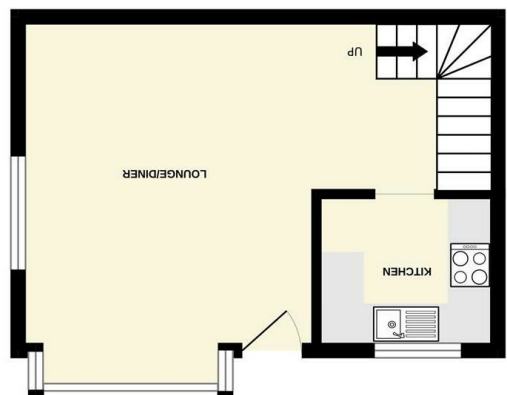
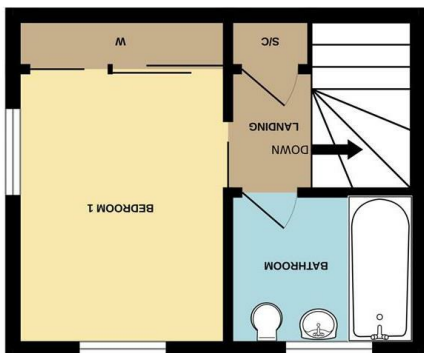
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Get in touch to arrange a viewing!

Like what you see?



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30 St. Aidans Close, St George, Bristol, BS5 8RH

Offers In Excess Of £190,000





Council Tax Band: B | Property Tenure: Freehold

BACK TO BACK HOME!! PARKING!! POPULAR LOCATION!! Blue Sky are thrilled to bring to the market this wonderful property situated on the Hanham/St George borders close to the Troopers Hill Nature Reserve and within moments of the Avon River Valley with it's walks along the river, making this property well located if you enjoy the outdoors but also offers great access to Bristol City Centre and local amenities that are close by. Accommodation comprises: Door to the lounge/diner which then leads to the modern fitted kitchen on the ground floor. On the first floor you will find the double bedroom and modern bathroom. Externally you will find a store cupboard, communal grounds and a secure carpark with one allocated parking bay for the property. Other benefits include double glazing and gas central heating. Make sure this property is top of your to view list!!



Lounge/Diner

14'1" n/t 7'2" x 15'6" n/t 8'2" (4.29m n/t 2.18m x 4.72m n/t 2.49m)
Double glazed window to side, double glazed box bay window to front, double glazed door to front, two radiators, L shape.

Kitchen

6'0" x 6'11" (1.83m x 2.11m)
Double glazed window to front, wall and base units with worktops over, tiled splashbacks, sink and drainer, space for fridge/freezer, space for slim electric cooker, space for washing machine.

First Floor Landing

7'2" x 7'5" (2.18m x 2.26m)
Spiral staircase, loft access (part boarded), storage cupboard shelving.

Bedroom One

11'7" to wardrobe door x 7'10" (3.53m to wardrobe door x 2.39m)
Double glazed windows to front and side, built in wardrobes with sliding doors, radiator.

Bathroom

6'0" x 7'3" (1.83m x 2.21m)
Double glazed window to front, enclosed bath with shower over, shower screen, tiled walls, W.C, wash hand basin, radiator.

Store Unit

Located by the front door, gas combi boiler and fuse board inside.

Communal

Communal grounds for use of the residents.

Parking

One parking bay (number 30), located in a secure carpark via Beverley Close.

Agent Note

The vendor has advised the property is freehold. There is a yearly rent charge of £5 and a yearly service charge is £264, this is for maintenance of the grounds and carparks. The service charge is reviewed yearly.



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

