



Whitecroft Way, Bristol, BS15

Approximate Area = 844 sq ft / 78.4 sq m  
 Garage = 141 sq ft / 13 sq m  
 Total = 985 sq ft / 91.4 sq m

For identification only - Not to scale



11 Whitecroft Way, Bristol, BS15 9YL  
 Offers In Excess Of £280,000



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, 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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Council Tax Band: B | Property Tenure: Freehold

**NO CHAIN!** Located in the popular area of Kingswood, Bristol, this delightful mid-terrace house on Whitecroft Way offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting lounge provides a warm atmosphere for relaxation, while the spacious kitchen/diner is perfect for entertaining guests or enjoying family meals. The property features a shower room, ensuring practicality for everyday living. Outside, you will find both front and rear gardens, providing a lovely outdoor space to enjoy the fresh air, all while being set back from the main road for added peace and privacy. Parking is a breeze with space for one vehicles, as well as garage, making it easy to come and go as you please. The absence of a chain means you can move in without delay, making this home an excellent opportunity for those looking to settle in quickly. With its convenient location and amenities and school close by, it is sure to attract interest. Do not miss the chance to view this lovely home in Kingswood.



**Lounge**  
14'9 x 10'7 (4.50m x 3.23m)  
Double glazed window to front, double glazed door to front with two double glazed windows to either side of the door, stairs to first floor, fuse board, two radiators, electric fire and surround, under stairs storage cupboard with light and housing gas meter.

**Kitchen/Diner**  
17' x 9'11 (5.18m x 3.02m)  
Two double glazed windows to rear, double glazed door to rear, a range of wall and base units with worktops over, tiled splashbacks, space for fridge, space for freezer, space for gas cooker, space for washing machine, space for slimline dishwasher, base cupboard with space for a tumble dryer, base cupboard housing gas boiler, sink and drainer, radiator.

**First Floor Landing**  
Loft access (with ladder, part boarded and light).

**Bedroom One**  
12'9 x 9'11 (3.89m x 3.02m)  
Double glazed window to front, radiator, built-in wardrobe.

**Bedroom Two**  
9'11 x 9'9 (3.02m x 2.97m)  
Double glazed window to rear, radiator, airing cupboard housing hot water tank.

**Bedroom Three**  
9'3 x 6'7 (2.82m x 2.01m)  
Double glazed window to front, radiator, built-in wardrobe.

**Shower Room**  
6'7 x 6'5 (2.01m x 1.96m)  
Double glazed window to rear, W.C, vanity wash hand basin, shower cubicle, tiled effect flooring, extractor fan with light, radiator, tiled walls.

**Front Garden**  
Gated access, pathway to front door, canopy over front door, shrubs and plants, electric meter, decorative gravel.

**Rear Garden**  
Outside tap, patio area, decorative chippings, borders with shrubs and plants, rear gate to parking and garage.

**Garage**  
16'10 x 8'5 (5.13m x 2.57m)  
Up and over door to front, double glazed door to side, power and light.

**Driveway Parking**  
Parking for one car to rear of the property.

**Agent Note**  
The vendor has advised there is a yearly rent charge of £12.60.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

