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📍 28 Ellacombe Road, Bristol, BS30 9BA

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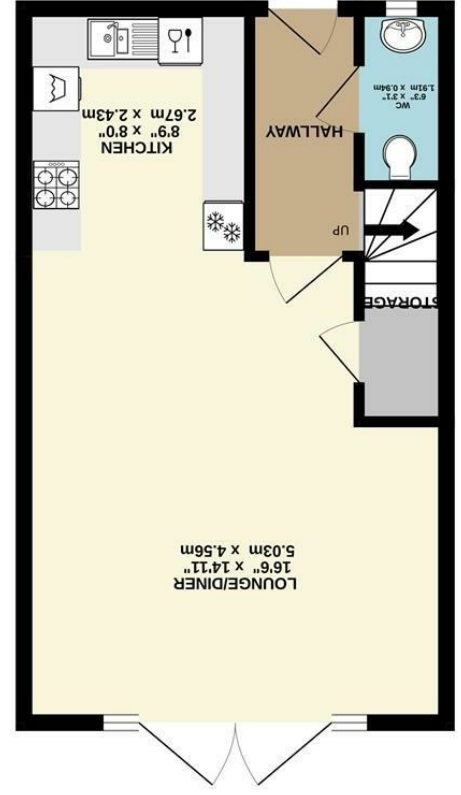
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Don't forget to register and stay ahead of the crowd.

The important bit!

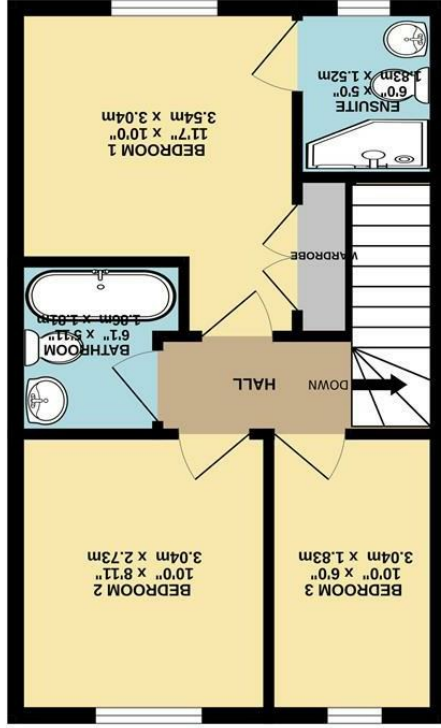
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and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

GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.  
Made with Metropix 5/2024

1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



26 Hitchings Leaze, Patchway, BS34 5FT

£1,600 PCM





Council Tax Band: C | Property Tenure:

**3 BEDROOM TERRACE PROPERTY! DOG CONSIDERED! 2 SHARERS CONSIDERED! GARAGE AND PARKING!** This property is an 3 bedroom property with great transport links, this property a modern, fully integrated kitchen (washing machine, dishwasher, fridge/freezer) with gas hob, a large living/dining room with storage cupboard, and 3 bedrooms (the master has an en-suite and large built-in wardrobe) as well as a family bathroom. There is a downstairs WC also. It has an easy to maintain garden too. Other benefits: uPVC double-glazing throughout and GARAGE. ARLA Award Winning Agent and Lettings Ombudsman registered. Suitable for a maximum of 2 sharers or a family, and will take pets. Not suitable for students or smokers. Long term tenancy with initial term of 12 months. Council tax band C. 5 weeks deposit - £1,846.



**WC**

3'1" x 6'3" (0.94m x 1.91m)  
Downstairs loo and sink

**Kitchen**

8'0" x 9'0" (2.44m x 2.74m)  
Integrated dishwasher, washing machine and fridge/freezer

**Lounge/Diner**

14'11" x 16'6" (4.55m x 5.03m)  
With under stairs storage cupboard  
Large patio doors leading to the garden

**Master bedroom**

10'0" x 11'7" (3.05m x 3.53m)  
With ensuite shower room and large built-in wardrobe

**Bedroom 2**

8'11" x 10'0" (2.72m x 3.05m)

**Bedroom 3**

6'0" x 10'0" (1.83m x 3.05m)

**Family bathroom**

5'11" x 6'1" (1.80m x 1.85m)  
with shower and a large bath combo

**Garage and Parking**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(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	

