

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 in the 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.

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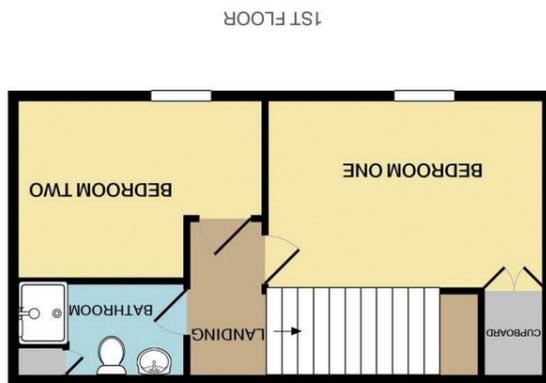
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Get in touch to arrange a viewing!

Like what you see?



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6a Lower Chapel Road, Hanham, Bristol, Gloucestershire, BS15 8SH

£1,200 PCM





Council Tax Band: B | Property Tenure:

This unfurnished fabulous home is not to be missed! Located just off Hanham High Street with all its shop's, cafe's, bars, and restaurants, as well as public transport links, this property is also on the fringes of Avon Valley Nature Reserve and Magpie Bottom, which offers open green space. The property is close to the A4174 ring road to Bristol and Bath is also within relatively easy reach. From the driveway, with parking for up to two cars, the front door enters the open plan living area. A modern fitted kitchen with white goods including, fridge, freezer, washing machine, electric hob, and oven. With under stair storage, breakfast bar and open plan living space leading to the stairs with the added bonus of underfloor heating. From the first-floor landing there are two generous double bedrooms, one with built in storage, and a bathroom with w/c, sink and walk in shower. Not to be missed this property is ideal for couples or a single person. Unfortunately, not suitable for pets, sharers, smokers, or students. Available May 2024! AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT .



Kitchen

11'5" x 13'3" (3.503 x 4.058)
Consists of integrated electric oven and hob with extractor hood above, under cabinet fridge/freezer and washing machine.

Lounge

8'8" x 13'1" (2.642 x 4.001)
Storage cupboard.

Landing

5'2" x 5'5" (1.593 x 1.658)

Bedroom One

12'10" from door x 8'11" (3.925 from door x 2.729)
Built in wardrobe.

Bedroom Two

13'9" x 7'0" n/t 6'0" (4.203 x 2.134 n/t 1.843)

Shower Room

8'8" n/t 5'8" x 4'5" n/t 2'5" (2.659 n/t 1.745 x 1.366 n/t 0.76)

Consists of a walk in shower cubicle, wash hand basin and W.C.

Driveway

Parking for up to two cars.
Bike/bin store.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

