

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.

**The Important Bit!**

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

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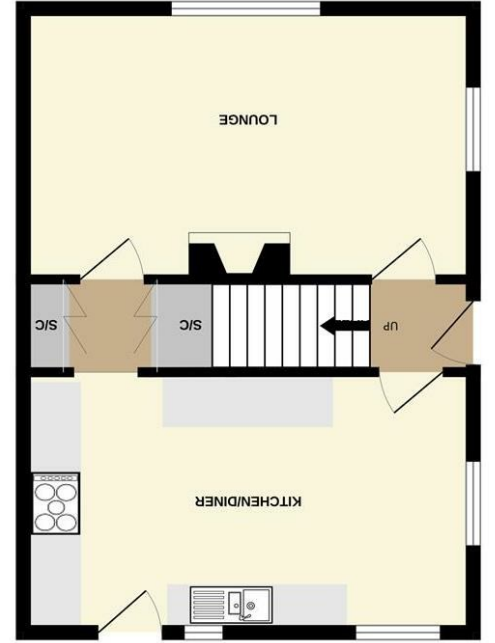
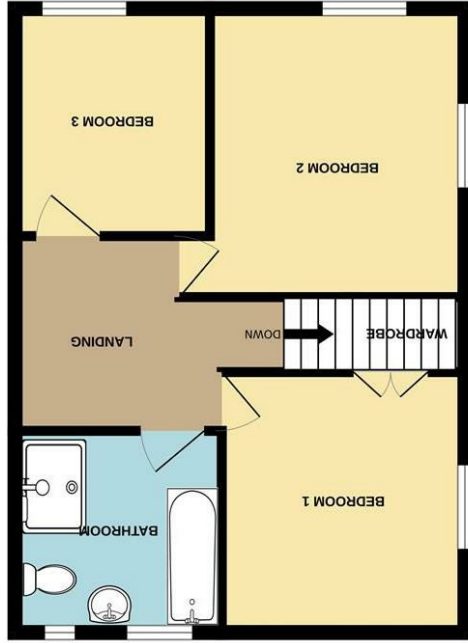
28 Ellacombe Road, Bristol, BS30 9BA

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T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA: 80.0 sq.m. (80.0 sq.m.) approx. Made with Mapbox ©2024



21 Milford Avenue, Wick, Bristol, BS30 5PG

£1,550 PCM



Council Tax Band: B | Property Tenure:

AMAZING THREE BEDROOM END TERRACE HOUSE LOCATED IN THE EVER POPULAR VILLAGE OF WICK!! This spacious family home is located on the fringes of open countryside with fantastic convenience of nearby shops, transport links and schools as well as a country lifestyle. Situated with easy access to Bristol, Bath and the M4.

This well presented end terraced property offers; hallway with large under stairs storage cupboard, spacious lounge stretching the full width of the property with dual aspect windows and an log fire, fitted kitchen with dining area which has a door that leads to the garden. Upstairs are three well proportioned bedrooms and a bathroom with a white suite, all leading off the bright and spacious landing area. Bedroom one has the added bonus of air conditioning for the summer nights. The rear garden is mainly laid to lawn with an decking area and side access gate.

In addition, there is a driveway with ample parking for three cars!! The property is fully double glazed and gas centrally heated. This delightful home would suite a family looking for a long term let. Available Early August 2024!! Not suitable for Smokers, Sharers or Students!! AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Hall**

5'7" x 3'6" (1.70m x 1.07m)  
Double glazed door to side, stairs to first floor landing

**Kitchen/Diner**

10'3" x 17'7" (3.12m x 5.36m)  
Double glazed door to rear garden, wall and base units, sink with drainer, space for washing machine, range style cooker.

**Lounge**

10'8" x 17'0" (3.25m x 5.18m)  
Log burner

**Bedroom One**

11'8" x 10'4" (3.56m x 3.15m)  
Air conditioning unit, built in wardrobe

**Bedroom Two**

11'8" x 9'8" (3.56m x 2.95m)

**Bedroom Three**

8'4" x 7'6" (2.54m x 2.29m )

**Bathroom**

8'0" x 6'7" (2.44m x 2.01m)  
Bath, W.C, wash hand basin, shower cubicle

**Front Garden**

Parking for several cars

**Rear Garden**

Decking area, steps down to lawn area



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(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	

