

Like what you see?

Get in touch to arrange a viewing!

📞 0117 9328165

✉ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties  
and get lots of help at!

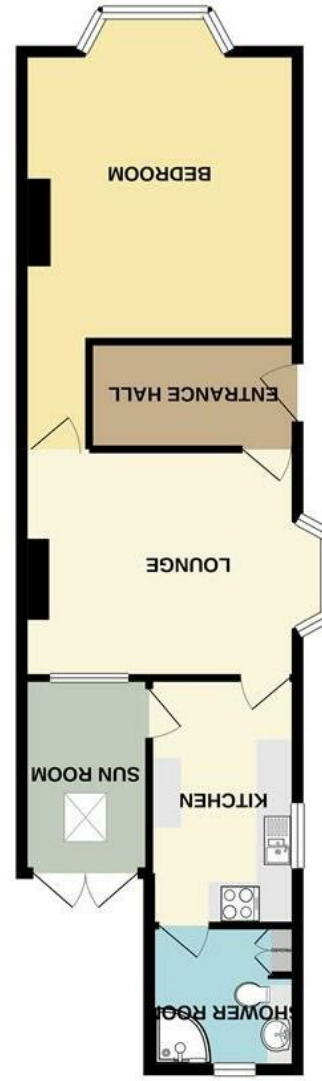
🌐 [www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

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/drained 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.

TOTAL FLOOR AREA: 661 sq ft. (61.4 sq m) approx.  
Made with Mapbox ©2023



GROUND FLOOR  
661 sq ft. (61.4 sq m) approx.





Council Tax Band: A | Property Tenure:

REFURBISHED TO A MODERN STANDARD, ONE BEDROOM APARTMENT, PERIOD PROPERTY ON THE HANHAM/LONGWELL GREEN BORDERS! Set within a spacious plot this beautiful one double bedroom home is something rather special. Boasting tall ceilings larger room dimensions and period features the accommodation on offer includes; lounge with bay window, new modern fitted kitchen, sun room with French doors to the rear garden, to the front there is a sizeable bedroom with bay window. To the rear of the property a 3 piece shower room. Gas centrally heated and double glazed plus gated driveway offering ample parking. This property must be viewed to fully appreciate all it has to offer. The property is perfectly situated as well, providing access to Hanham High Street, Gallagher Retail Park, Aspects Leisure Park, Avon Valley, local amenities and offers excellent transport links whether travelling by car, bus, bike or on foot! Offered unfurnished and available end July. Not suitable for smokers, sharers, students or pets. AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Lounge**  
13'1"26'2" x 9'10"29'6" (4'8 x 3'9)

**Kitchen**  
9'10"6'6" x 6'6"9'10" (3'2 x 2'3)  
Includes electric oven, hob, extractor fan and fridge freezer

**Shower Room**  
6'6"19'8" x 6'6"9'10" (2'6 x 2'3)  
Comprising of large shower cubicle, wash hand basin, WC and washing /dryer machine

**Sun Room**  
6'6"16'4" x 3'3"16'4" (2'5 x 1'5)

**Bedroom**  
16'4"0'0" x 13'1"6'6" (5'0 x 4'2)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

