

Like what you see?

Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

👁️ See all of our amazing properties

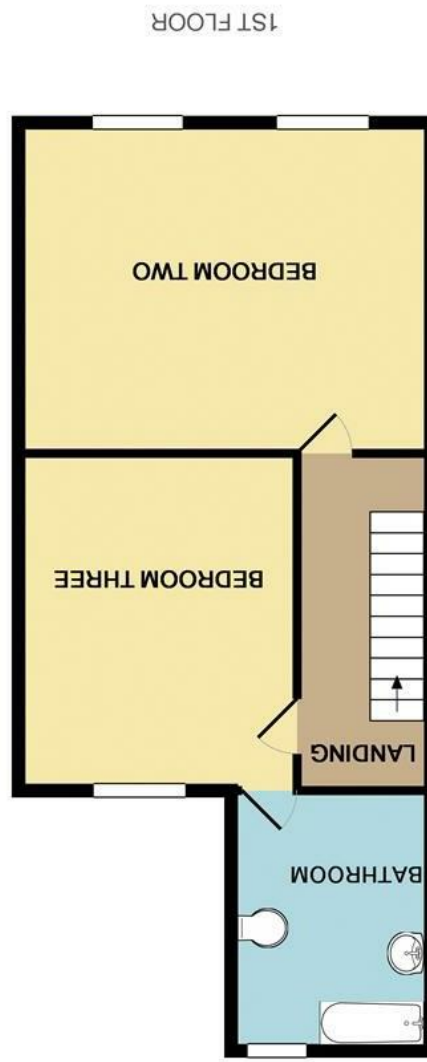
and get lots of help at!

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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/drainage 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.





Council Tax Band: B | Property Tenure:

Blue Sky Property are thrilled to offer this 2 double bedroom mid-terraced home to the rental market, perfect for 2 Sharers. Minutes walk from bus stops with links to Bristol City Centre.

Accommodation comprises; entrance porch, hallway, lounge with sofas and diner, kitchen with cooker, hob and extractor fan, utility room with washing machine and fridge/freezer and downstairs toilet. To the first floor you will find a modern bathroom suite and two further generous double bedrooms with beds, wardrobes and desks. Externally the property boasts a garage and low maintenance front & rear gardens. Ideally suited to 2 sharers. Not suitable for students, smokers or pets. Available 31st July 2024!! ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Entrance Porch
3'6" x 2'11" (1.086 x 0.894)

Hallway

Lounge
11'11" x 11'7" (3.652 x 3.551)
Includes the following items:
sofa and chair.

Diner
11'11" x 11'9" (3.637 x 3.596)
Storage cupboard.

Kitchen
9'7" x 7'1" (2.940 x 2.177)
Includes cooker with hob and
extractor fan.

Cloakroom
3'4" x 2'3" (1.033 x 0.696)
Includes W.C.

Utility Room
8'3" x 4'6" (2.523 x 1.387)
Includes the following

appliances; washing machine
and fridge/freezer.

Landing

Bedroom One
11'11" x 13'9" (3.647 x 4.200)
Includes the following items;
bed, desk and wardrobe.

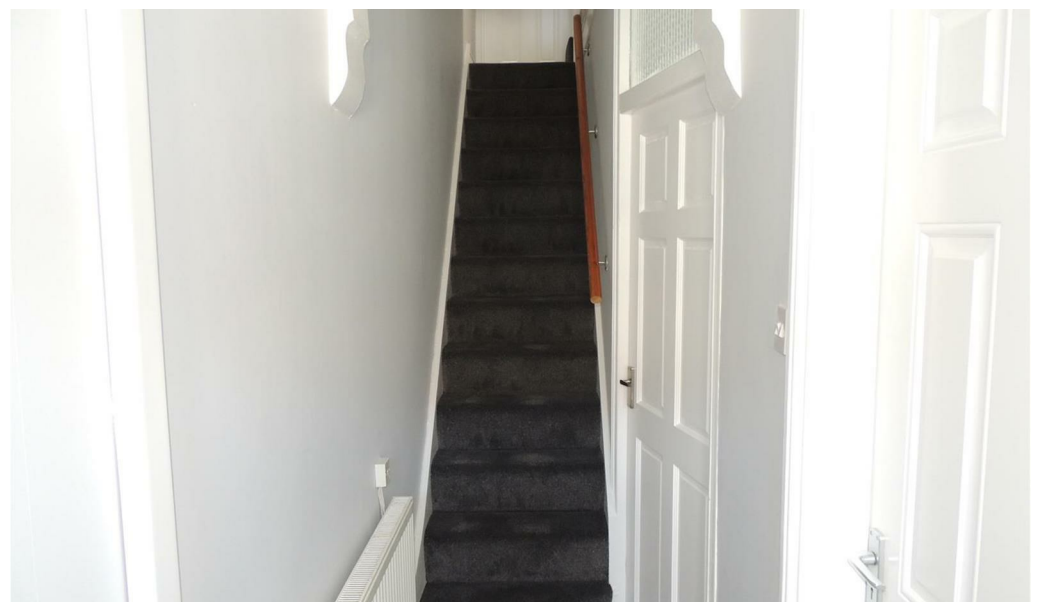
Bedroom Two
11'11" x 9'11" (3.634 x 3.042)
Includes the following items;
bed, desk and wardrobe.

Bathroom
8'11" x 7'4" (2.737 x 2.236)
Includes bath with shower
above, wash hand basin and
W.C.

Front Garden

Rear Garden

Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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	

