

Like what you see?

Get in touch to arrange a viewing!

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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.

GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft. (44.1 sq.m.) approx.
Made with Measure 2021



GFF - 40 Vicarage Road, Easton, Bristol, BS5 9AF

£1,300 PCM



Council Tax Band: A | Property Tenure:

REFURBISHED TO A HIGH STANDARD, TWO BEDROOM PERIOD PROPERTY ON THE REDFIELD / EASTON BORDERS!
 This renovated ground floor apartment on Vicarage Road, Easton,- a charming location that could be your next home sweet home! This delightful flat boasts open plan kitchen / lounge area, 1 double bedroom with bay window and 1 single bedroom / Study, and a stylish bathroom. The modern kitchen is finished to a high standard with integrated fridge / freezer. The benefits of this property is a south facing low maintenance garden and shared use of the garage space, providing you with ample storage, gas central heating and double glazing and solar panels for reduced heating bills. Located on the Redfield / Easton borders, this property offers a perfect blend of tranquillity and urban living. With easy access to Bristol city centre, local amenities, schools, and parks, you'll have everything you need right at your fingertips. This property must be viewed to fully appreciate all it has to offer. Offered unfurnished and available NOW. Not suitable for smokers, sharers, students or pets. AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Hallway
 12'2" max x 6'2" (3.71 max x 1.89)
 With large storage cupboard

Garden
Garage
 Shared use of garage

Kitchen / Lounge Area
 19'6" max x 11'2" (5.96 max x 3.42)
 Including electric oven, gas hob, extractor fan and integrated fridge freezer

Bedroom One
 12'9" max x 10'10" (3.89 max x 3.32)
 Bay window

Bedroom Two / Study
 10'4" x 4'4" (3.15 x 1.33)

Bathroom
 6'3" x 5'4" (1.91 x 1.65)
 White bathroom suite comprising of WC, wash hand basin, bath with shower over



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	

