

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/drainaged, 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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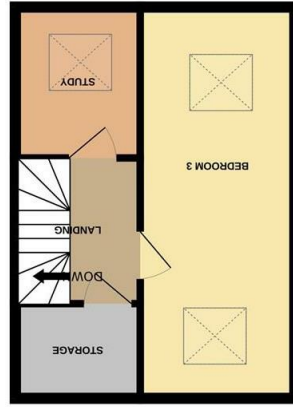
28 Ellacombe Road, Bristol, BS30 9BA

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

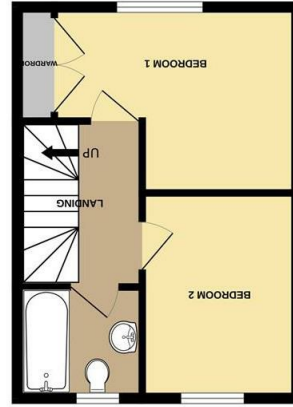
T: 0117 9328165

**Get in touch to arrange a viewing!**

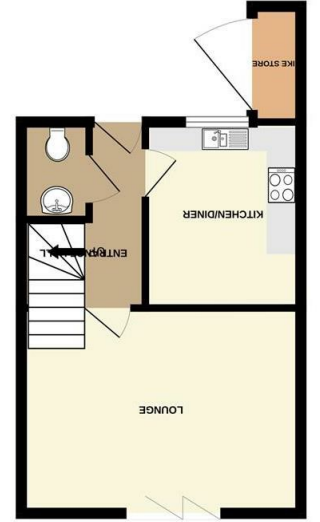
**Like what you see?**



2ND FLOOR  
302 sq. ft. (28.0 sq.m.) approx.



1ST FLOOR  
301 sq. ft. (28.0 sq.m.) approx.



GROUND FLOOR  
317 sq. ft. (29.5 sq.m.) approx.

TOTAL FLOOR AREA : 921 sq.ft. (85.5 sq.m.) approx.  
Made with Keyopix ©2023



**99 Two Mile Hill Road, Bristol, BS15 1BL**

**£1,550 PCM**



Council Tax Band: B | Property Tenure:

\*\*\* THREE OR MORE SHARERS WELCOME AT AN ADDITIONAL £180PCM \*\*\* 3 DOUBLE BEDROOM HOME IDEALLY LOCATED FOR LOCAL AMENITIES AND ACCESS TO THE CITY CENTRE!! Newly built in 2021 home has been finished to a high modern neutral standard throughout. Located on a major transport route in and out of the city but also walking distance from local amenities including a pub and convenience store, this property is ideally positioned for commuters, with a major bus route with stop a short walk away. The property is spread over three floors and comes with a bike store and low maintenance enclosed garden. This property comes with a range of energy efficient features including Solar panels and shower heat recovery system. The accommodation briefly comprises; modern fitted kitchen/diner with integrated oven and hob - spaces for other white goods, downstairs cloakroom, open plan lounge with bifold door access to the rear garden. On the first floor there are two good sized double bedrooms and a family bathroom with three piece white suite - shower over the bath. On the top floor there is a third good sized double bedroom and a restricted height second reception room ideal for a nursery or HOME STUDY. Free on street parking adjacent to property on Burchells Green Road. Unfortunately the property is not suitable smokers or students. Pets consider - £25 per pet. AGENCY MANAGED BY AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Front**

Bike store.

**Entrance hall**

10'6 x 3'0 (3.20m x 0.91m)

Understairs storage

**Kitchen/Diner**

9'9 x 8'2 (2.97m x 2.49m)

Modern fitted kitchen with integrated oven and hob and spaces for white goods.

**Lounge**

14'8 x 10'10 (4.47m x 3.30m)

Open plan living area with access to the Garden via bifold doors.

**Cloakroom**

2'8 x 5'4 (0.81m x 1.63m)

Downstairs facilities with w/c and pedestal wash basin.

**1st floor landing**

Varnished stairs leading up to the first floor living accommodation.

**Bedroom One**

14'7" x 10'5" (4.45m x 3.18m)

Fitted wardrobes. Triple Glazing

**Family Bathroom**

5'7 x 5'4 (1.70m x 1.63m)

White three piece suite with w/c, pedestal washbasin, bathtub and shower over the bath.

**Bedroom Two**

10'8 x 8'11 (3.25m x 2.72m)

Second good sized double bedroom.

**2nd floor landing**

Varnished stairs leading up to the second floor living accommodation.

**Bedroom Three**

Top floor double bedroom. Restricted Height

Storage in Eaves

**Study**

9'6 x 7'4 (2.90m x 2.24m)

Restricted height room, ideal for a study or nursery.

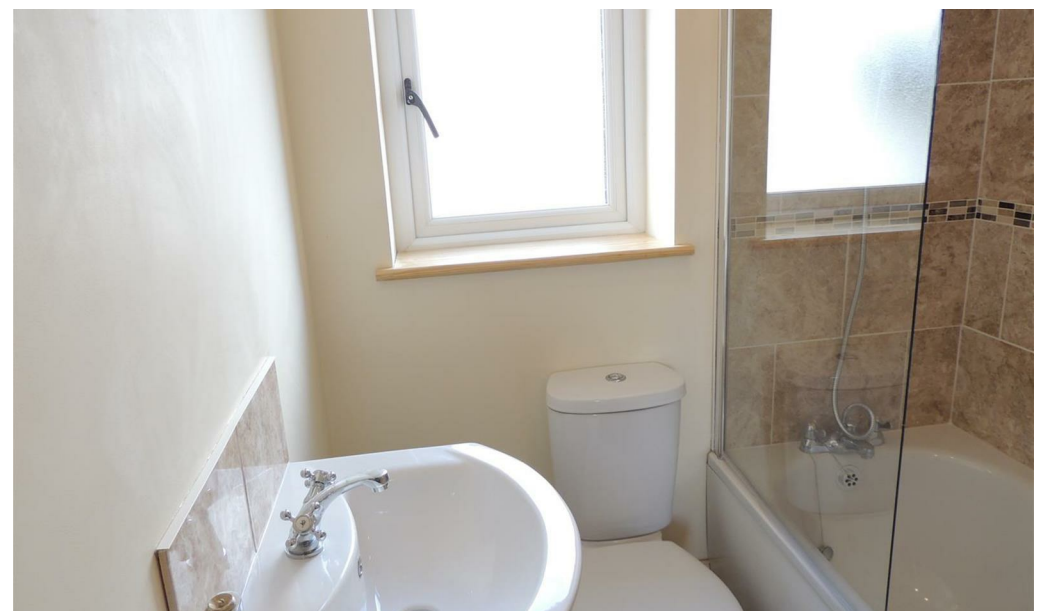
**Garden**

Laid to patio

**Bike Store**

6'7 x 1'11 (2.01m x 0.58m)

Shelving for Helmets and Tyres



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		80	
(69-80) C			
(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	

