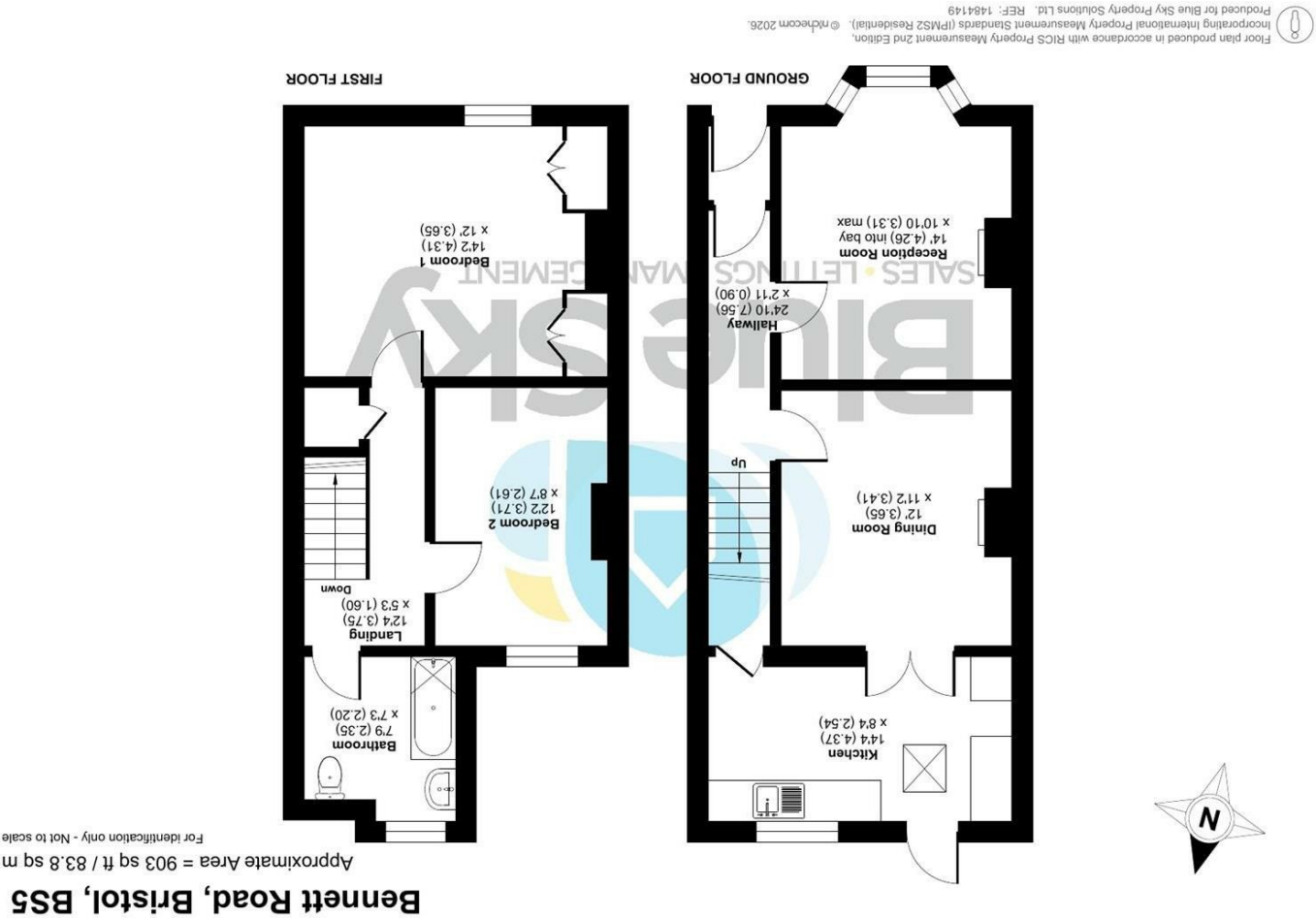




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The Important Bit!
 We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't 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/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:

Nestled in the charming cul-de-sac of Bennett Road, Bristol, this delightful mid-terrace house offers a perfect blend of character and modern living. Boasting two spacious double bedrooms, this period home is ideal for those seeking comfort and style without the hassle of a chain. As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The modern kitchen is well-equipped, providing a functional space for culinary enthusiasts, while the upstairs bathroom adds convenience to daily routines. The property retains its period charm with character features that add warmth and personality to the home. Step outside to discover a lovely courtyard rear garden, an ideal spot for al fresco dining or simply unwinding in the fresh air. Location is key, and this home does not disappoint. It is conveniently situated close to bus stops, the local park and the vibrant amenities of Church Road. Available NOW!! Not suitable for students or smokers.

Council Tax Band: B
Holding Deposit 1 week : £334.61
Dilapidations Deposit 5 weeks : £1673.07

AWARD WINNING LETTINGS AGENT.



Entrance Porch

Entrance Hall
24'10 x 2'11 (7.57m x 0.89m)

Lounge
14' into bay x 10'10 (4.27m into bay x 3.30m)

Dining Room
12' x 11'2 (3.66m x 3.40m)

Kitchen
14'4 x 8'4 (4.37m x 2.54m)
space for washing machine,
space for slimline cooker

First Floor Landing
12'4 x 5'3 (3.76m x 1.60m)

Bedroom One
14'2 x 12' (4.32m x 3.66m)

Bedroom Two
12'2 x 8'7 (3.71m x 2.62m)

Bathroom
7'9 x 7'3 (2.36m x 2.21m)
W.C, wash hand basin,
enclosed bath with shower
head off tap,

Rear Garden
wood store.

Front Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

