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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/draind 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.

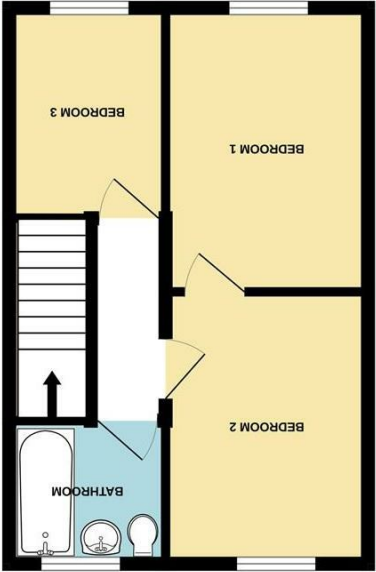
Blue Sky
SALES • LETTINGS • MANAGEMENT

0117 9328165

info@bluesky-property.co.uk

28 Ellacombe Road, Bristol, BS30 9BA

www.bluesky-property.co.uk



1ST FLOOR
324 sq. ft. (30.1 sq.m.) approx.



GROUND FLOOR
477 sq. ft. (44.3 sq.m.) approx.

TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.
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Main Bathroom

6'0" x 6'0" (1.83m x 1.83m)
PVCu frosted window, white suite comprising
panelled bath with electric shower over, pedestal
wash basin, close coupled w.c, wood effect
flooring, radiator, part tiled walls

Rear Garden

Good sized garden, fully enclosed, patio area, laid
to lawn, personal door to garage



Council Tax Band: C | Property Tenure:

CONVENIENTLY LOCATED FOR LOCAL TRAIN STATION, SHOPS AND SCHOOLS !! GARAGE & PARKING!! LARGER THAN AVERAGE REAR GARDEN!
Well presented modern end of terrace house close to Parkway Train Station, schools and amenities ideally suited for a small family.
The UNFURNISHED accommodation briefly comprises to the GROUND FLOOR: entrance hall with stairs to first floor, separate living room and fitted kitchen/diner with oven and hob and patio doors to rear garden.
To the FIRST FLOOR are 2 double bedrooms and a single bedroom together with a white bathroom suite complete with shower over bath.
Further benefits include gas central heating, double glazing, attached single garage with driveway parking for 2 vehicles and larger than average enclosed rear garden. Available NOW!!!
Not suitable for students, sharers or smokers.

Council Tax Band C
Holding Deposit 1 week : £369.23
Dilapidations Deposit 5 weeks : £1846.15

AWARD WINNING LETTING AGENT

Hallway

PVCu double glazed entrance door
with canopy over, stairs to first
floor, radiator, door to living room

Living Room

14'10" x 11'7" (4.52m x 3.53m)
PVCu window to front, laminate
flooring, understairs storage
cupboard, radiator, door to
kitchen/diner

Kitchen/Diner

15'0" x 7'7" (4.57m x 2.31m)
PVCu patio doors and PVCu
window to rear, range of 'white
gloss' wall and base units
incorporating gas hob and electric
oven, space and plumbing for
automatic washing machine,

space for fridge/freezer, tile effect
vinyl flooring, radiator, space for
table and chairs

Landing

With laminate flooring, storage
cupboard and doors to rooms

Bedroom 1 (front)

14'10" x 11'7" (4.52m x 3.53m)
PVCu double glazed window,
laminate flooring, radiator

Bedroom 2 (rear)

15'0" x 7'7" (4.57m x 2.31m)
PVCu window to rear, laminate
flooring, radiator

Bedroom 3 (front)

