





Like what you see?

Get in touch to arrange a viewing!

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T: 0117 9328165

✉️

info@bluesky-property.co.uk

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28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties and get lots of help at!

🌐

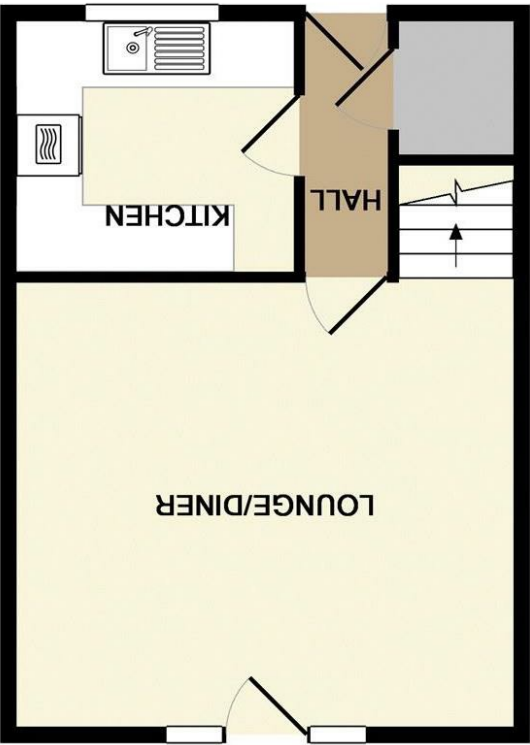
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Don't forget to register and stay ahead of the crowd.

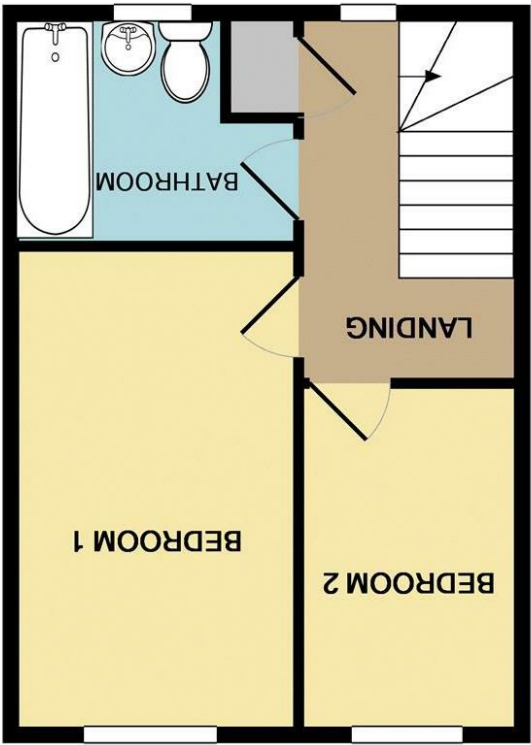
The Important Bit

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. 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.

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2018



Council Tax Band: B | Property Tenure:

2 BEDROOM MID TERRACED HOUSE!! ALLOCATED PARKING!! OFFERED UNFURNISHED!!
AVAILABLE 12th JANUARY 2026!! We are pleased to offer to the rental market this charming two bedroom terraced house in the heart of Kingswood within walking distance to bus stops, local shops and schools! The property comprises of a large lounge/diner and kitchen to the ground floor with electric oven. Upstairs are two bedrooms and bathroom with shower over bath. Externally there is 2 off street parking spaces and good size low maintenance rear garden with areas of patio. Further benefits include gas central heating and double glazing! Not suitable for students, sharers pets or smokers. Offered unfurnished and available Mid January 2026 ! Ideally suited to a single applicant, couple or small family

Council Tax Band: B
Holding Deposit 1 week : £276.92
Dilapidations Deposit 5 weeks : £1384.61
AWARD WINNING LETTING AGENT.



Entrance Hall
7'10" x 2'9" (2.39m x 0.85m)
Storage cupboard.

Kitchen
7'1" x 8'7" (2.16m x 2.62m)
Including electric cooker

Lounge/Diner
13'6" x 15'2" (4.14m x 4.63m)

Landing
9'3" x 6'6" (2.84m x 2.00m)
Airing cupboard.

Bedroom One
14'6" x 8'6" (4.42m x 2.60m)

Bedroom Two
10'5" x 6'7" (3.18m x 2.02m)

Bathroom
5'10" x 6'5" (1.79m x 1.96m)
Comprising of a 3 piece white suite with WC, wash hand basin and bath with shower over.

Garden
Enclosed low maintenance garden with patio.

Parking
Off street parking for 2 cars



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(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	

