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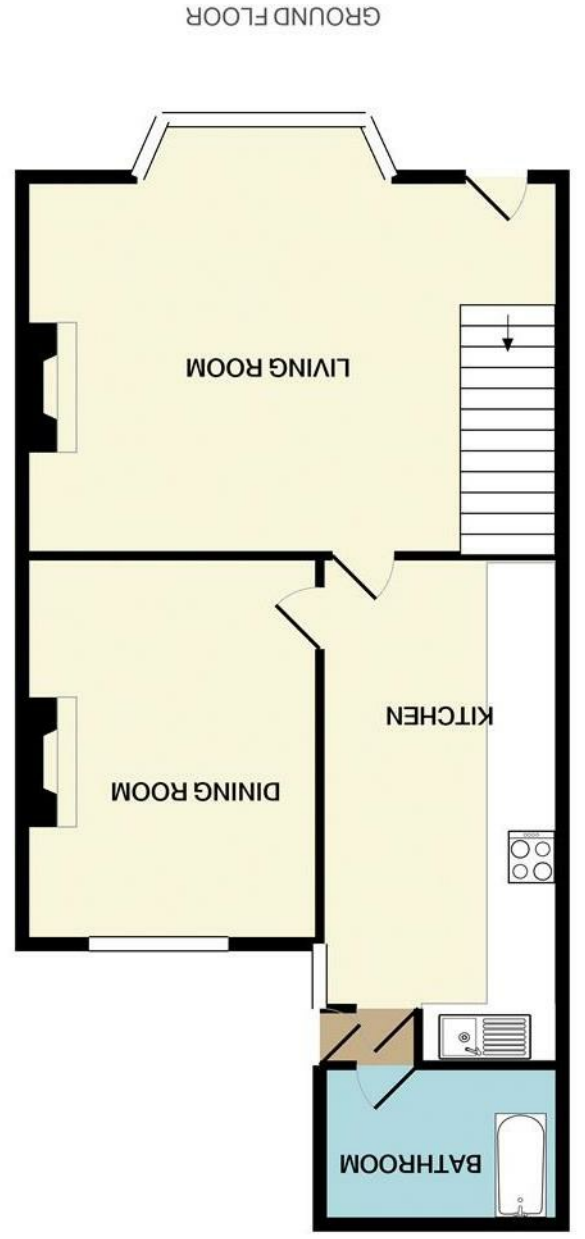
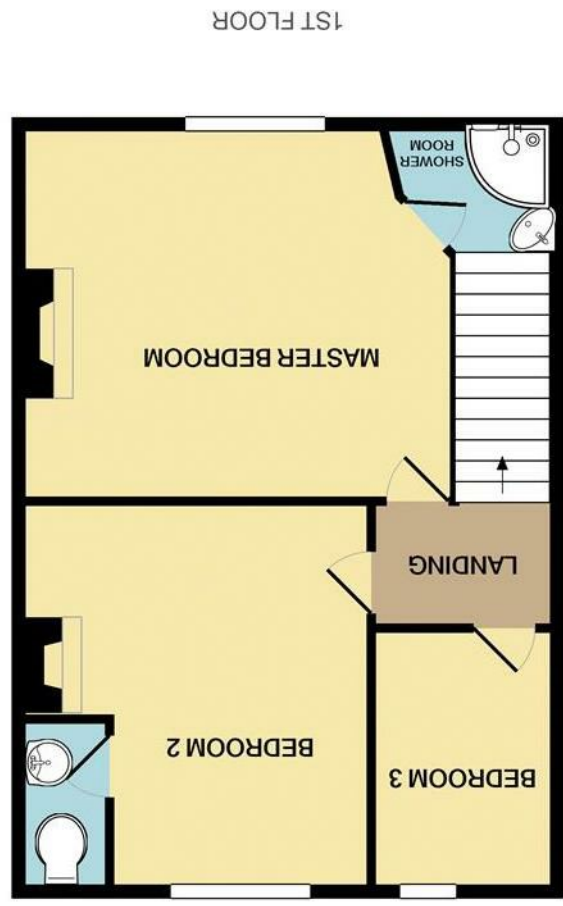
28 Ellacombe Road, Bristol, BS30 9BA
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0117 9328165
Get in touch to arrange a viewing!

Like what you see?



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31 Rozel Road, Horfield, Bristol, BS7 8SQ

£1,400 PCM



Council Tax Band: C | Property Tenure:

BEAUTIFUL 3 BEDROOM PERIOD PROPERTY IN THE HEART OF HORFIELD! This spacious property is ideally located in walking distance of Gloucester Road, Horfield Common, Memorial Stadium and more! With parking readily available on street, without the need for a permit, the property has CCTV covering the spot directly outside. As you enter the property you are greeted by a fixed side board, stairs to the first floor and a spacious lounge with bay window and feature fireplace. Heading through the lounge, a generous dining room is situated to the rear again with feature fireplace. Through the door, featuring a stained glass window, is a long galley style kitchen with gas hob, integrated oven and access through to the rear porch. The porch offers space for coats and boots as well as access to the family bathroom and out onto the decking area, leading to the beautiful garden. The family bathroom has a three piece suite with; bath, w/c, pedestal wash basin, mirror, and medicine cabinet with stained glass window. Upstairs the landing leads to the three bedrooms. The spacious master bedroom has a further feature fireplace and an en-suite shower room, with walk in double shower and pedestal wash basin. The second double bedroom has it's own en-suite w/c and pedestal wash basin and the third bedroom would be an ideal child's bedroom or office space. Offered unfurnished, without white goods, this property is available mid April and is a must see. The property is not suitable for smokers or students but sharers and pets will be considered on a case by case basis. ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Front aspect

Period mid-terrace property with CCTV covering the front.

Lounge

15'1" into bay x 17'1" into recess (4.606 into bay x 5.220 into recess)

Lounge with feature fireplace.

Dining Room

12'10" x 10'3" into recess (3.919 x 3.149 into recess)

Kitchen

17'9" n/t 14'8" x 8'4" n/t 4'11" (5.432 n/t 4.493 x 2.555 n/t 1.511)
Long kitchen with oven, hob and sink. White goods not included.

Family Bathroom

5'4" x 8'4" (1.637 x 2.550)
Situated to the rear of the property, the family bathroom has a 3 piece suite with bath, w/c and pedestal basin.

Rear Porch

2'8" x 3'4" (0.829 x 1.035)
Access from the kitchen to the bathroom and garden.

Bedroom 1

12'4" x 14'3" into recess (3.779 x 4.355 into recess)
Feature fireplace and en-suite shower room.

Bedroom 1 Shower Room

4'7" x 5'11" (1.420 x 1.819)
Walk in double shower and pedestal sink.

Bedroom 2

12'10" max x 11'3" max (3.922 max x 3.445 max)
Second double bedroom with en-suite toilet.

Bedroom 2 W/C

4'7" x 2'5" (1.414 x 0.760)
W/C and pedestal sink.

Bedroom 3

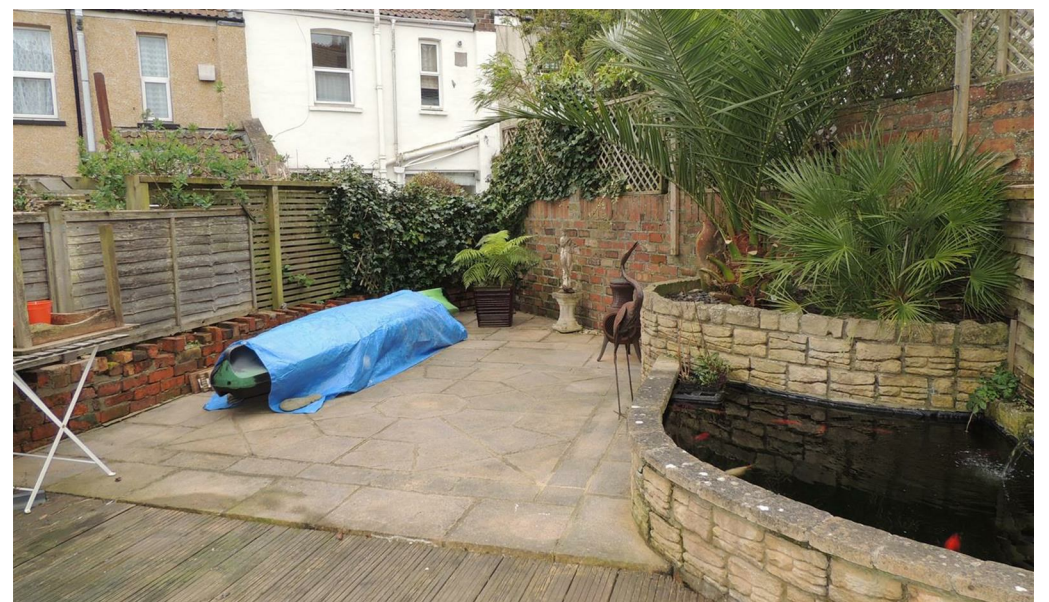
9'6" x 5'6" (2.902 x 1.688)
Single room suitable for office space or child.

Landing

3'2" x 5'6" (0.978 x 1.687)

Rear Garden

Well kept, low maintenance garden with pond, decking and patio.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	84
(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	

