

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.

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97 Two Mile Hill Road, Kingswood, Bristol, BS15 1BL

£1,200 PCM





Council Tax Band: B | Property Tenure:

THREE BEDROOM HOME IDEALLY LOCATED FOR LOCAL AMENITIES AND ACCESS TO THE CITY CENTRE!!! 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. Offering; entrance hall with plenty of storage, kitchen with cooker, open plan lounge diner with patio doors opening onto the garden, then leading off the spacious landing you'll find 3 bedrooms (the master bedroom has an impressive wardrobe with lighting, pull down wardrobe rail, fitted draws and pull out shoe rack) and a stunning bathroom with corner jacuzzi whirlpool bath and shower over. To the rear of the property is a wooden built cabin with light, power and a wall heater. There is ventilation for a tumble dryer and plenty of storage making it a great space to be used as you please. The rear garden is mainly laid to stone and paved making it low maintenance. Available End of May! Unfortunately the property is not suitable smokers or students. AGENCY MANAGED BY AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Kitchen

9'9" x 8'2" (2.97 x 2.49)
Including a free standing cooker.

Hallway

Understairs storage cupboard housing fuse box.

Lounge / Diner

23'4" x 11'5" (7.11 x 3.48)
Patio doors to rear garden.

Landing

Bedroom One

12'7" x 9'8" (3.84 x 2.95 (3.83 x 2.94))
With Fitted Wardrobe

Bedroom Two

9'7" x 9'3" (2.92 x 2.82)

Bedroom Three

8'2" x 6'1" (2.49 x 1.85)

Bathroom

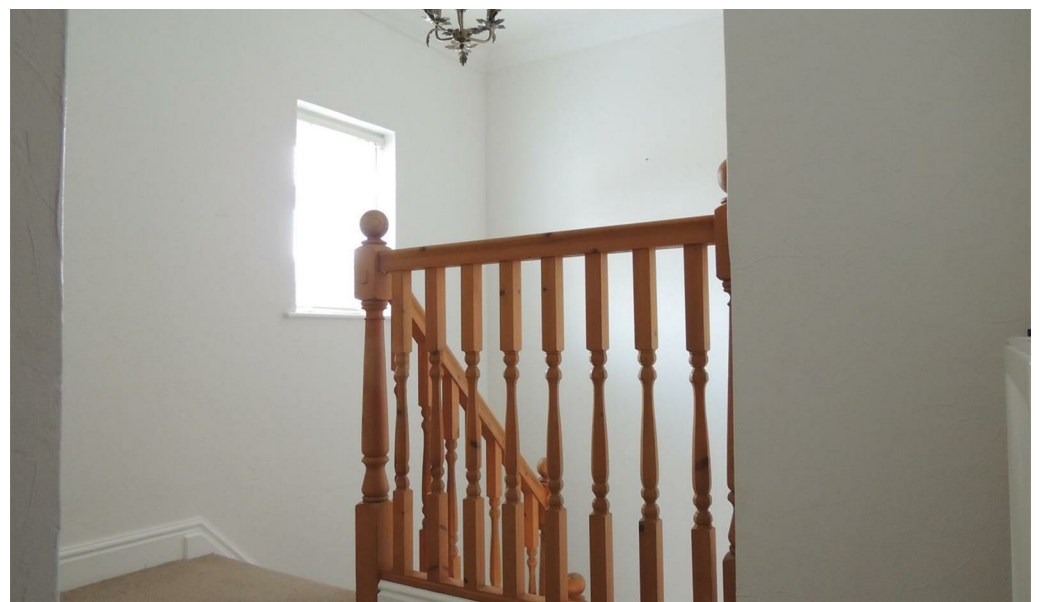
Comprising of a 3 piece white suite with WC, wash hand basin and Corner bath with Jacuzzi feature.

Rear Garden

Enclosed low maintenance rear garden

Shed / Office

With light, power, wall mounted heater, vent for tumble dryer, storage and shelving



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

