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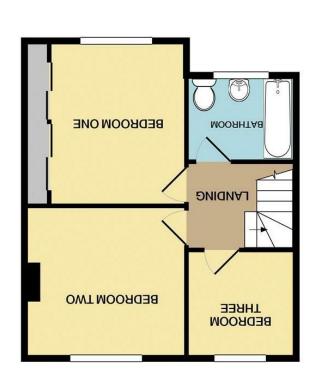
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the sale. for your co-operation in order to avoid delay in agreeing comply with money laundering regulations and we ask express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to down, reconnection charges may apply. If you wish to if services have been switched off/disconnected/drained prior to exchange of contracts. Please also be aware that recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We services, appliances, equipment, fixtures or fittings listed, specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the guide to room layout and design. Items shown in photographs are NOT included in the sale unless 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 However, these details and anything we've said about the you with a fair and reliable description of the property. We have carefully prepared these particulars to provide The Important Bit!



1ST FLOOR



GROUND FLOOR

0202⊚ xiqonteM dtiw ebeM



20 Hulse Road, Brislington, Bristol, BS4 5AL

£1,300





Council Tax Band: C | Property Tenure:

SPACIOUS 3 DOUBLE BEDROOM TERRACED HOUSE IN THE HEART OF BRISLINGTON WITH LARGE GARDEN AND EXCELLENT LINKS TO BRISTOL!!! This 3 bedroom terrace is a must view with new carpets and fresh paint throughout and a long garden to the rear. Downstairs the property offers two spacious reception rooms, one with working log burner and the other with French doors to the garden. Additionally the kitchen to the rear comes with modern units and white goods included. The integrated fridge freezer, oven and hob are complimented by a brand new boiler and an under-counter washing machine. Upstairs this house has 3 double bedrooms, the largest of which includes ample built in storage. To the front of the house is the family bathroom with w/c, wash basin, and bath with shower over. Ideally located in the Brislington area on a quiet road just off the main A4 -with frequent busses and excellent road links. The landlord will consider pets, professional sharers/couples, families and children. Unfortunately this property is not suitable for students or smokers. AGENCY MANGED BY AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.





Front Garden

Porch 2'6" x 5'10" max (0.779 x 1.790 max)

Entrance Hallway

12'10" n/t 3'11" x 5'10" n/t 4'1" (3.913 n/t 1.207 x 1.8 n/t 1.269)

Living Room (Reception 1) 11'9" n/t 10'7" x 12'6" (3.585 n/t 3.232 x 3.814)

Dining Room (Reception 2) 11'11" n/t 9'7" x 10'9" (3.641 n/t 2.929 x 3.295)

French doors to garden

Kitchen

15'7" n/t 6'8" x 8'1" n/t 6'10" (4.755 n/t 2.045 x 2.481 n/t **Stairs** 12'8" x 2'6" (3.874 x 0.766)

Landing 9'0" x 4'11" max (2.750 x 1.520 max)

Bedroom 1 (Main bedroom) 9'5" max x 12'10" max (2.879 max x 3.937 max) Generous built in storage.

Bedroom 2 (Rear) 9'9" max x 11'0" (2.978 max x 3.3631)

Bedroom 3

7'11" x 8'0" (2.438 x 2.453) Generous third bedroom

Bathroom

5'5" x 6'3" (1.670 x 1.917) W/C, wash basin and bath with shower over.





2.088)

Modern kitchen with white goods including; washing machine, gas hob, oven, and integrated fridge freeze.

Rear garden

With patio area, lawn and log store.

