



Like what you see?

Get in touch to arrange a viewing!

📞 0117 9328165

✉ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties

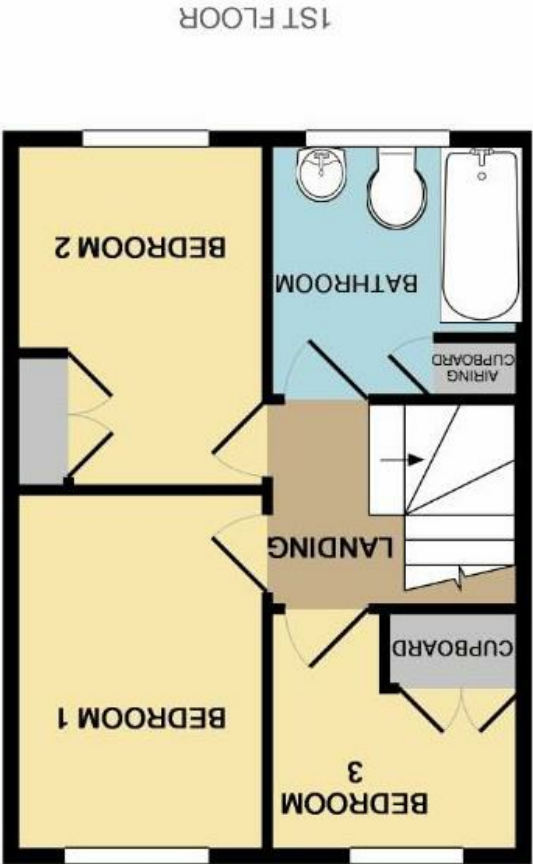
and get lots of help at!

🌐 www.bluesky-property.co.uk

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 in the 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/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.





Council Tax Band: C | Property Tenure:

AMAZING THREE BEDROOM SEMI DETACHED PROPERTY WITH OFF STREET PARKING TUCKED AWAY IN A PRIVATE CUL-DE-SAC!! This property is located in a fantastic area within easy reach of good local schools, bus routes into the city centre, local shops, cafes and bars on Redfield High Street. In addition, it is within walking distance of St Georges Park and the Bristol to Bath Cycle Track. The accommodation comprises; entrance hall, downstairs WC, kitchen/breakfast room, dining room with utility area and a spacious lounge with patio doors to the garden. Upstairs you will find a modern bathroom with a shower over the bath, two double bedrooms and a good size single. Further benefits include; an enclosed rear garden, combi-gas central heating, double glazing and off street parking!! No Smokers, Students or Sharers, pet considered !! Offered unfurnished and available December 6th!! Sure to attract quick interest, call today to arrange your viewing!!! AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT .



Kitchen
12'0" x 7'4" (3.66 x 2.24 (3.65 x 2.23))
Including oven, hob, fridge/freezer, tumble dryer and washing machine

Lounge
12'3" x 16'0' (3.73m x 4.88m')

Dining Room
11'2" x 8'1' (3.40m' x 2.46m')

Bedroom One
11'8 x 9'1' (3.56m x 2.77m')

Bedroom Two
10'5" x 9'1" (3.18 x 2.77)

Bedroom Three
8'6" x 6'4" (2.59 x 1.93)

Bathroom
7'2" x 6'5" (2.18 x 1.96)
Comprising of a 3 piece white suite with WC, wash hand

basin and bath with shower over



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

