

Like what you see?

Get in touch to arrange a viewing!

📞 T: 0117 9328165

✉️ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

👁️ See all of our amazing properties

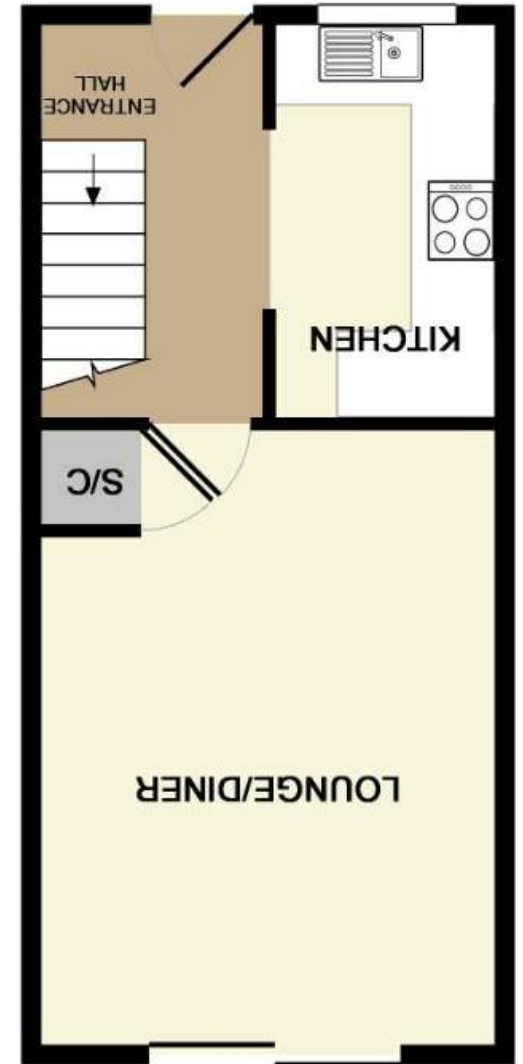
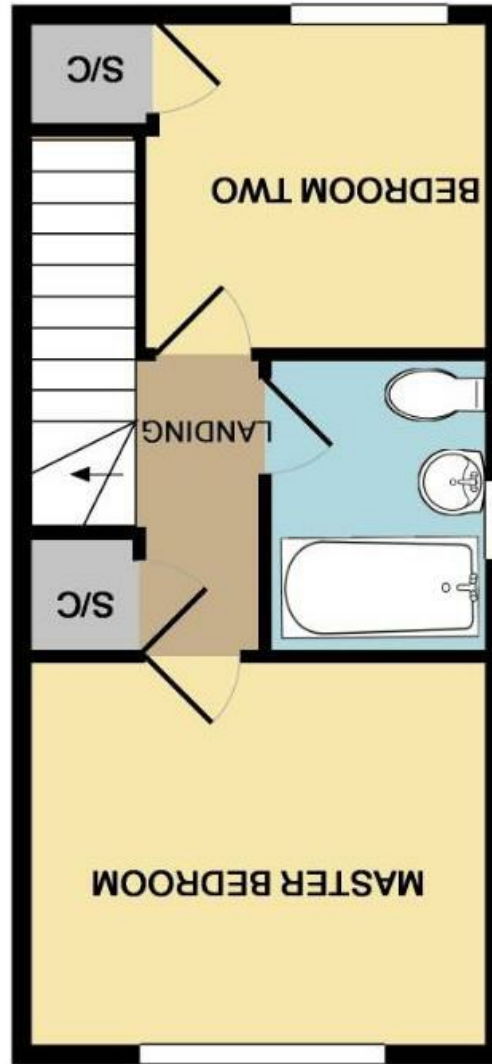
and get lots of help at!

🌐 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 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/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.



Made with Metropix ©2017



1 Park Farm Court, Longwell Green, Bristol, BS30 7EE

£925 PCM



Council Tax Band: B | Property Tenure:

BEAUTIFUL 2 BEDROOM TERRACED HOUSE!!! WELL PRESENTED!! PARKING!! IN LONGWELL GREEN!! This 2 bedroom terrace is a must view. You can find within walking distance many amenities including; Gallagher Retail Park, Asda, and The Aspects Leisure Complex. In addition, it is near lots of open green space to enjoy such as Hanham Hills and Willsbridge Nature Reserve. The accommodation comprises: hallway, kitchen with cooker and spaces for washing machine and dishwasher, spacious living room / diner with access to the rear garden. On the first floor can be found the spacious main bedroom, bedroom two with fitted storage cupboard, and the bathroom with; w/c, wash basin, bath with plumbed shower over. Externally the property offers driveway parking, a garage, and a wonderful rear garden offering patio area and lawn space. Sure to attract quick interest, call today to arrange your viewing!!! The landlord will consider professional sharers/couples, families and children. Unfortunately this property is not suitable for pets, students or smokers . Available Mid November !! **AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.**



Entrance Hall

10'1" x 6'1" (3.07 x 1.85)

Lounge/Diner

15'4" to front door x 12'0" (4.67 to front door x 3.66)

Kitchen

9'6" x 5'5" (2.90 x 1.65)
Including electric hob, electric oven, cooker hood.

First Floor Landing

6'10" x 6'3" (2.08 x 1.91)

Bedroom One

8'7" x 12'0" (2.62 x 3.66 (2.61 x 3.65))

Bedroom Two

8'4" x 8'5" (2.54 x 2.57)

Bathroom

5'5" x 6'9" (1.65 x 2.06)
Comprising of a 3 piece white suite with WC, wash hand basin, bath with shower over.

Parking

Driveway parking for one car.

Garage

Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(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	

