

Like what you see?

Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

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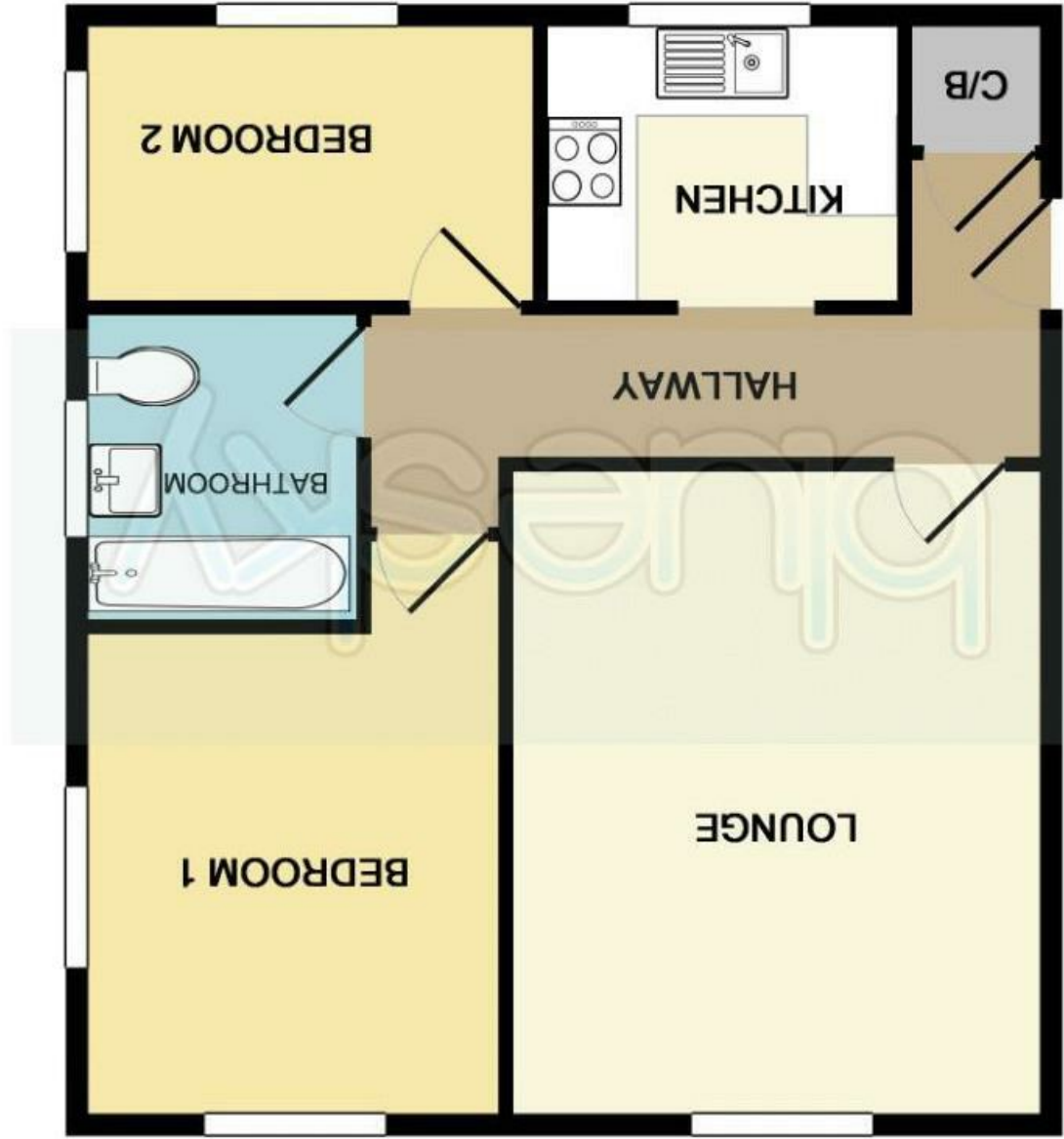
and get lots of help at!

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🚫 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, 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/drained 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: B | Property Tenure:

GROUND FLOOR FLAT!! RESIDENTS PARKING!! TWO BEDROOMS!! KITCHEN!! LOUNGE!! COMMUNAL GARDENS!! The property is conveniently located for access to the A4174 Bristol Ring Road and travel links into Bristol City Centre, it is also within walking distance to local shops and amenities on Kingswood High Street and Kingschase Shopping Centre. The accommodation comprises; communal entrance with telecom phone entry, hallway, spacious lounge/diner, kitchen with integral electric oven and hob, two bedrooms and a three piece white bathroom suite. Externally the property has access to communal gardens and parking for the residents. Further benefits include uPVC double glazing and electric heating. A perfect home for professional couples or sharers Not suitable for smokers, pets, or students, but young families are considered. **AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.**



Communal Entrance

Via communal entrance leading to the flat's entrance.

Entrance hallway

15'2" x 6'2" max (4.62 x 1.88 max)

Night storage heater, electric fuse box, cupboard housing hot water tank.

Lounge

14'6" x 12'0" (4.42 x 3.66)

Bathroom

7'0" x 6'4" (2.13 x 1.93)

White suite comprising W.C, pedestal wash hand basin, bath with shower attachment from taps.

Bedroom One

13'0" max x 9'5" max (3.96 max x 2.87 max)

Bedroom Two

10'2" x 6'5" (3.10 x 1.96)

Kitchen

8'0" x 6'5" (2.44 x 1.96)

Integrated oven and hob with extractor over, space for fridge/freezer, space for washing machine.

Parking

Communal car park for residents.

Communal Gardens

Communal Gardens surrounding property for residents use.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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	

