



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/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.

The Important Bit!

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at!

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

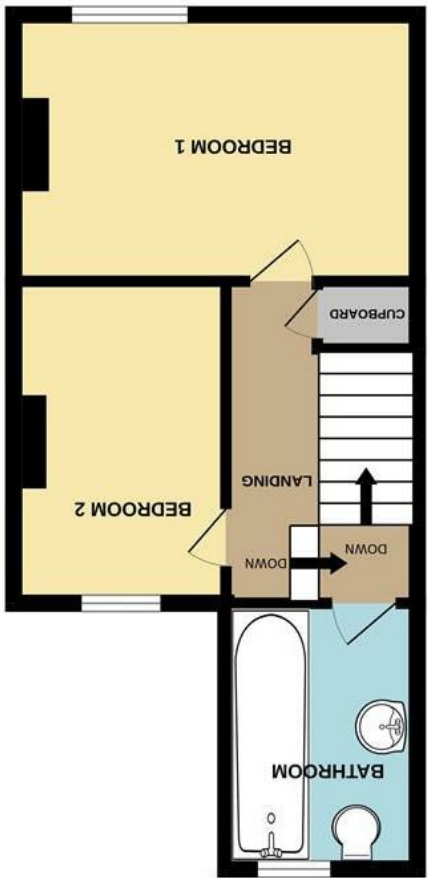
T: 0117 9328165

Get in touch to arrange a viewing!

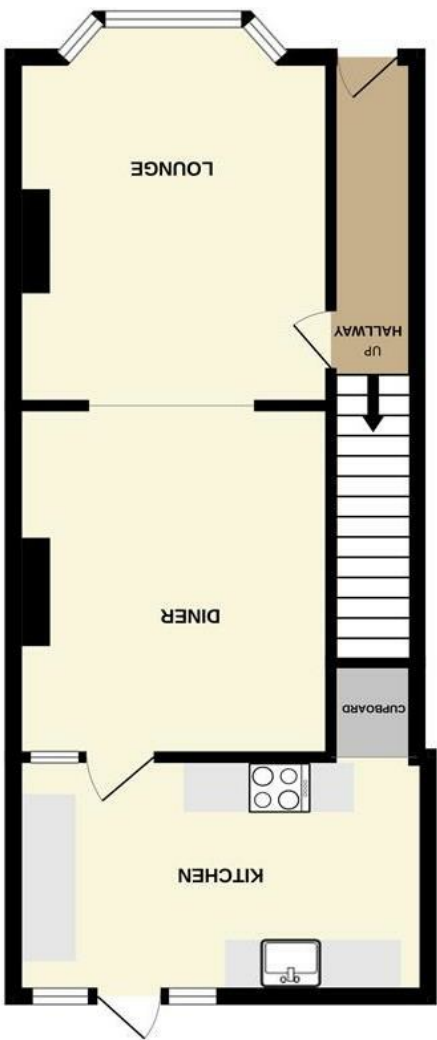
Like what you see?



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.
Made with Housiock C2024



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



Council Tax Band: B | Property Tenure:

TWO BEDROOM MID TERRACE VICTORIAN HOUSE - Blue Sky are pleased to offer this two double bedroom property in the heart of Redfield. Offering access to Bristol city centre with a regular bus service nearby. Location also offers many local amenities, schools, and parks, you'll have everything you need right at your fingertips and St George park within walking distance. Internally the property comprises; entrance hall, lounge, dining room, kitchen with door to the courtyard, and upstairs you'll find 2 double bedrooms and a bathroom with shower over the bath. The property also benefits from gas central heating, uPVC double glazing and an courtyard to the rear.

Available Beginning of August 2026!! Not suitable for students or smokers.

Council Tax Band: B

Holding Deposit 1 week : £323.07

Dilapidations Deposit 5 weeks : £1615.38

AWARD WINNING LETTINGS AGENT.



Hallway
2'09" x 15'0" (0.84m x 4.57m)

Lounge
11'11" x 10'10" (3.63m x 3.30m)

Dining room
11'11" x 12'0" (3.63m x 3.66m)
Black table can be left for tenants no chairs (gifted)

Kitchen
14'2" x 8'2" (4.32m x 2.49m)
Electric oven, 4 burner hob with extractor fan over, cupboard under stairs.

Washing machine and fridge/freezer will be gifted

Landing
6'6" x 11'0" (1.98m x 3.35m)

Bedroom 1
13'9" x 9'1" (4.19m x 2.77m)

Bedroom 2
7'3" x 11" (2.21m x 3.35m)
Double bed can be left for tenants (gifted)

Bathroom
6'6" x 9'1" (1.98m x 2.77m)
W.C, wash hand basin, bath with shower over.

Garden / Courtyard
Historic air raid structure for storage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	86
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

