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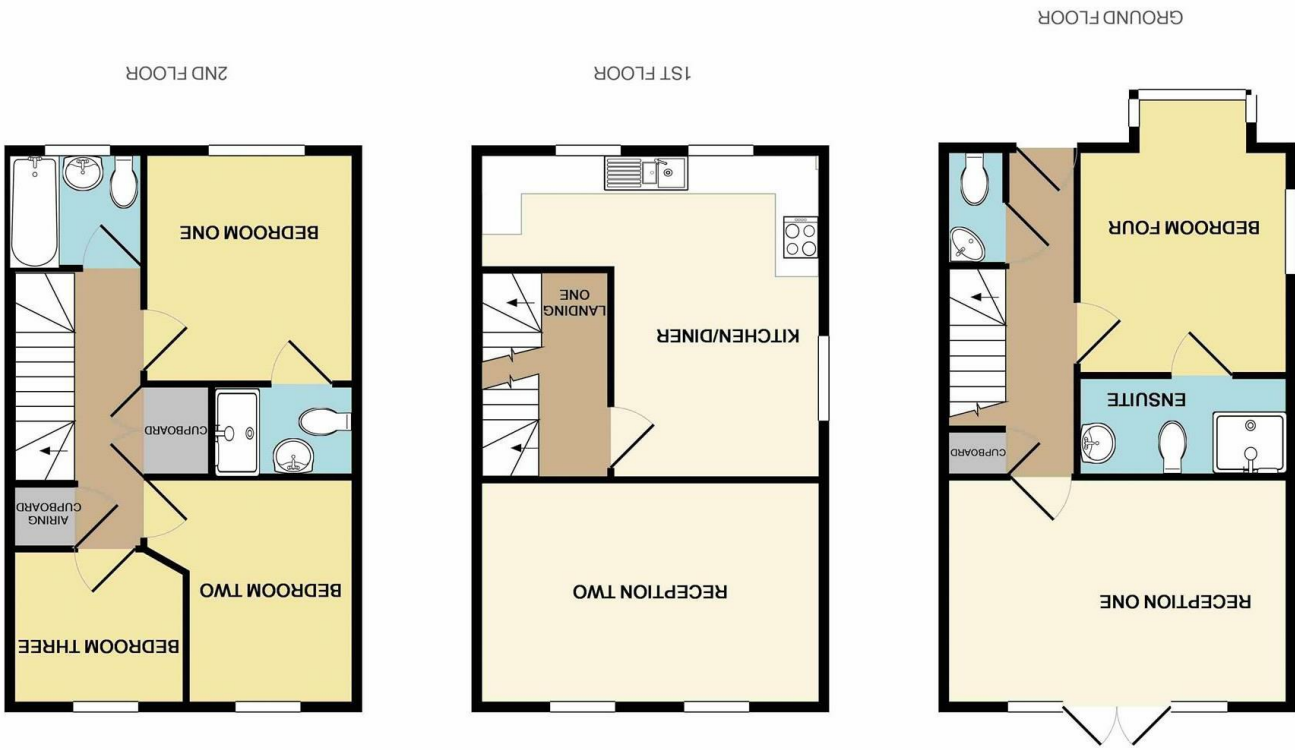
Don't forget to register and stay ahead

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/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.

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Council Tax Band: E | Property Tenure:

TOWNHOUSE OVER LOOKING OPEN GREEN SPACE AVAILABLE END AUGUST! Located on the edge of the Lyde Green Development behind the science park with views over parkland and playing fields, the area includes lovely walks, a primary school, a supermarket and easy access to cycle paths. Further excellent transport links include easy access to the ring road and motorway network. This property comes with a garage and driveway, with additional communal spaces available. Spread over three floors the neutral and spacious accommodation offers versatile living space. The ground floor has a large reception room with french doors out to the garden, a cloakroom, under stairs storage, and bedroom with en-suite. On the first floor there is a second large reception room overlooking the garden and the spacious modern kitchen/diner. On the second floor there is a double bedroom with en-suite, a family bathroom and a further two bedrooms. Additionally the second floor landing has an airing cupboard and double storage cupboard. This property is not suitable for; smokers or students but sharers will be considered.

Council Tax Band: E
Holding Deposit 1 week : £438.46
Dilapidations Deposit 5 weeks : £2,192.31

AWARD WINNING AGENT



Hallway
3'4" x 15'4" (1.02 x 4.67)
Understairs storage cupboard

Cloakroom
2'11" x 5'6" (0.89 x 1.68)
With WC and wash hand basin

Reception Room One
16'2" x 9'4" (4.93 x 2.84)

Bedroom Four
9'0" x 14'5" (2.74 x 4.39)

Ensuite to Bedroom Four
8'3" x 4'7" (2.51 x 1.40)
Comprising of shower cubicle, WC and wash hand basin

First Floor Landing
9'8" x 6'8" (2.95 x 2.03)

Reception Room Two
16'3" x 10'7" (4.95 x 3.23)

Kitchen / Diner
15'6" x 16'2" (4.72 x 4.93)
Including single electric oven, gas hob and cooker hood.

Second Floor Landing
13'0" x 6'7" (3.96 x 2.01)
With airing cupboard and storage cupboard

Bedroom One
9'3" x 10'9" (2.82 x 3.28)

Ensuite to Bedroom One
3'11" x 7'3" (1.19 x 2.21)
Comprising of a double shower cubicle, WC and wash hand basin

Bedroom Two
11'1" x 8'6" (3.38 x 2.59)

Bedroom Three
7'4" x 7'8" (2.24 x 2.34)

Bathroom
6'7" x 5'6" (2.01 x 1.68)
Comprising of a 3 piece white suite with WC, wash hand basin, bath with shower over.

Garden
0'0" x 0'0" (0.00 x 0.00)
Mainly laid to lawn and shed.

Garage
10'7" x 20'1" (3.23 x 6.12)
Single garage at end of the garden with security light.

Parking
Driveway parking for 1 car.
Additional communal parking to side of property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(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		

