



Like what you see?

Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties

and get lots of help at!

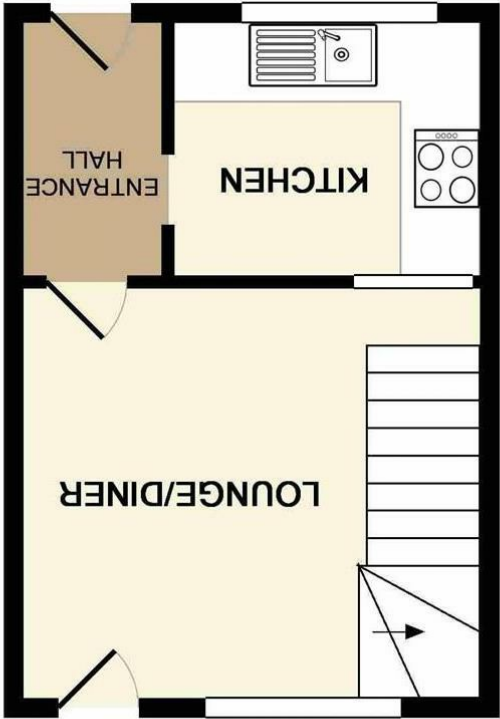
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Don't forget to register and stay ahead
of the crowd.

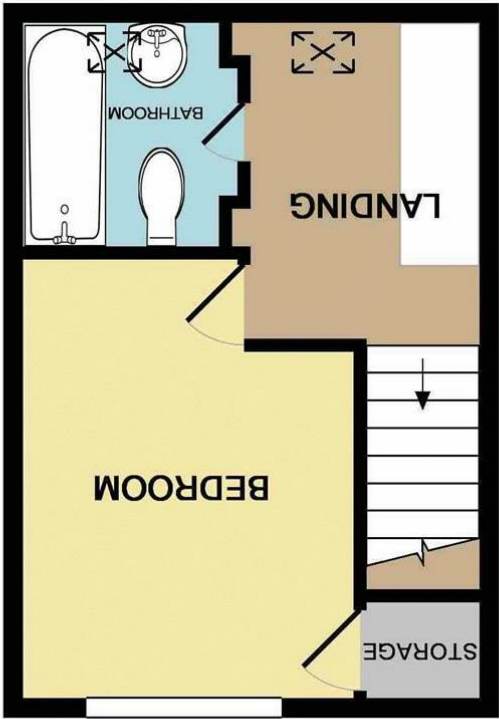
The Important Bit

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 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.

GROUND FLOOR



1ST FLOOR





Council Tax Band: B | Property Tenure:

ONE BEDROOM END TERRACE HOUSE!! OFF STREET PARKING!! POPULAR LOCATION!! REAR GARDEN!! AVAILABLE MIDDLE OF FEBRUARY!!
We are delighted to offer to let this fantastic one bedroom home located on the ever popular road of Muirfield in Warmley. The property offers easy access to ring road connections, local amenities in the area and also good access to local supermarkets, retail park and Aspects leisure centre. The accommodation comprises: entrance hall, kitchen to front with modern units and the good size lounge/diner to rear offering access to the rear garden. On the first floor can be found the master bedroom with built in storage, dressing area and a good size bathroom with skylight window. Externally the property boasts a large rear garden and also driveway parking for one car!! Not suitable for children, students, pets or smokers.

Council Tax Band: B
Holding Deposit 1 week : £242.31
Dilapidations Deposit 5 weeks : £1211.53
AWARD WINNING LETTING AGENT.



- Kitchen**
6'7" x 8'0" (2.01 x 2.44)
- Lounge/Diner**
11'10" x 11'9" (3.61 x 3.58)
- Bedroom**
12'4" x 8'9" (3.76 x 2.67)
- Bathroom**
6'0" x 5'8" (1.83 x 1.73)
- Dressing Area**
- Garden**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

