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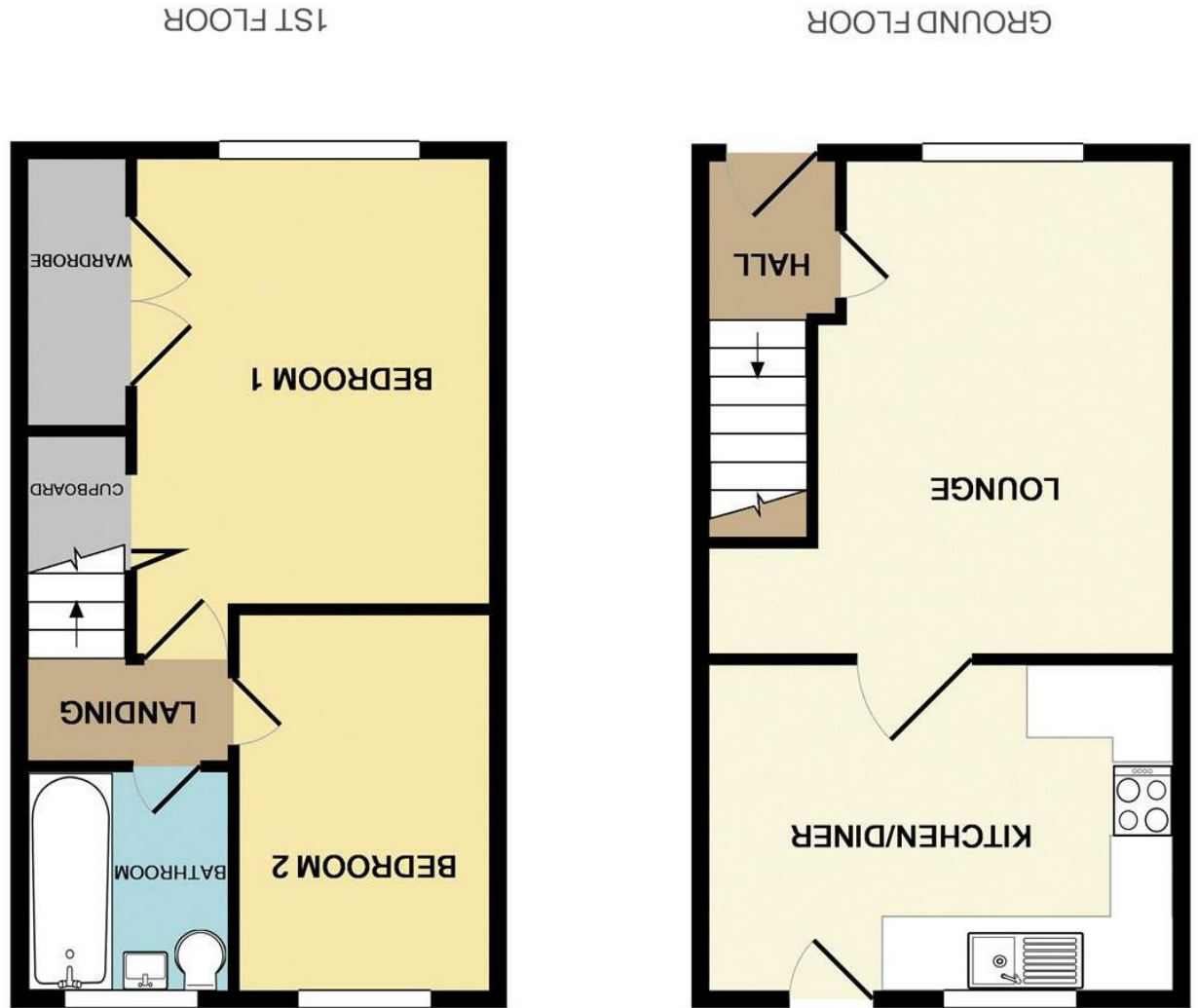
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Don't forget to register and stay ahead
of the crowd.

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.





Council Tax Band: B | Property Tenure:

Located in a quiet cul-de-sac is this 2 bedroom end of terraced house
Offered unfurnished and available beginning of December! The property is within walking distance to all local amenities including Yate Train Station and Yate Shopping Centre. Accommodation comprises: entrance hall, lounge and kitchen/diner on the ground floor, to the first floor there is a three piece bathroom suite and 2 double bedrooms. Externally the property boasts 2 off street parking spaces, lean to on the side with electric and water, and a rear garden Suitable for a single person or a couple! Not suitable for smokers, students, sharers, pets or children!
AWARD WINNING LETTING AGENT



Entrance Hall

3'10" x 4'10" (1.18 x 1.48)

Lounge

13'10" x 13'3" (4.22 x 4.04)

Kitchen / Diner

8'1" x 13'3" (2.48 x 4.04)
Including electric oven, gas hob and fridge / freezer

Landing

2'8" x 6'3" (0.83 x 1.92)

Bedroom One

6'10" x 6'1" (2.10 x 1.87)
Includes 1x wardrobe and 1x storage cupboard. New carpet being fitted.

Bedroom Two

12'0" x 6'9" (3.67 x 2.06)

Bathroom

6'10" x 6'1" (2.10 x 1.87)
Panelled bath with shower over, WC, wash hand basin.

Front Garden

Block paved driveway, laid to gravel and shrubbery areas.

Side Lean To

With Light and Electric

Rear Garden

Recently renewed garden, mainly laid to lawn with chipped border.

Parking

Driveway with 2 parking spaces.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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	

