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info@bluesky-property.co.uk

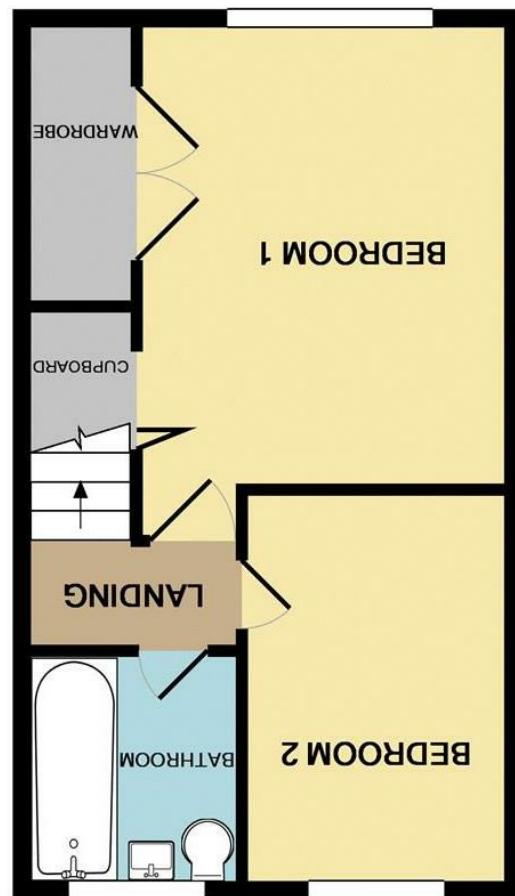
Get in touch to arrange a viewing:

## Like what you see?

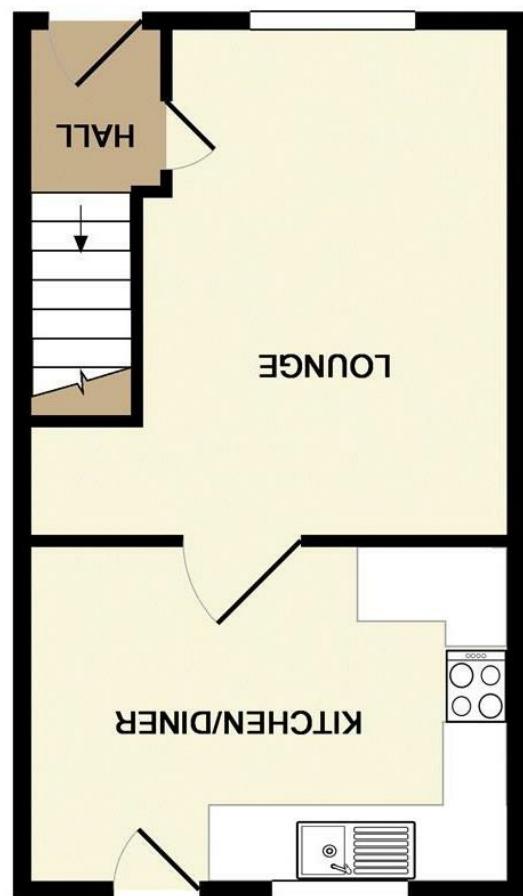
The logo for Blue Sky, featuring the word "Blue" in a blue sans-serif font above the word "Sky" in a larger, bold blue sans-serif font. Below the text is a stylized graphic of three overlapping semi-circles in blue, teal, and yellow, with a white shield icon in the center.

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1ST FLOOR



## GROUND FLOOR





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.

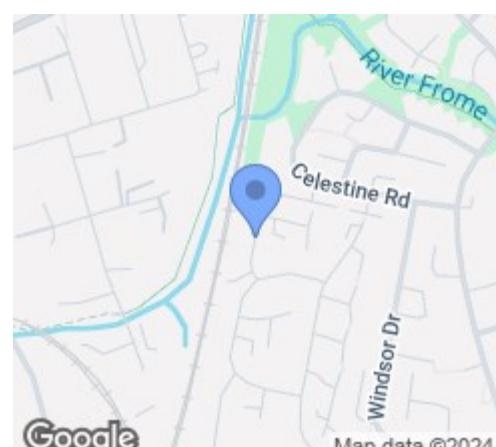
### Parking

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	



The Property  
Ombudsman



arla propertymark  
PROTECTED



naea propertymark  
PROTECTED