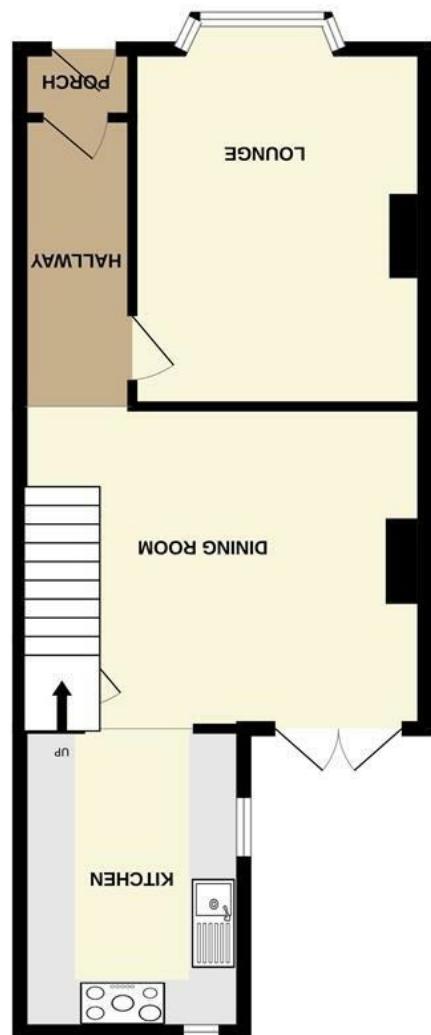
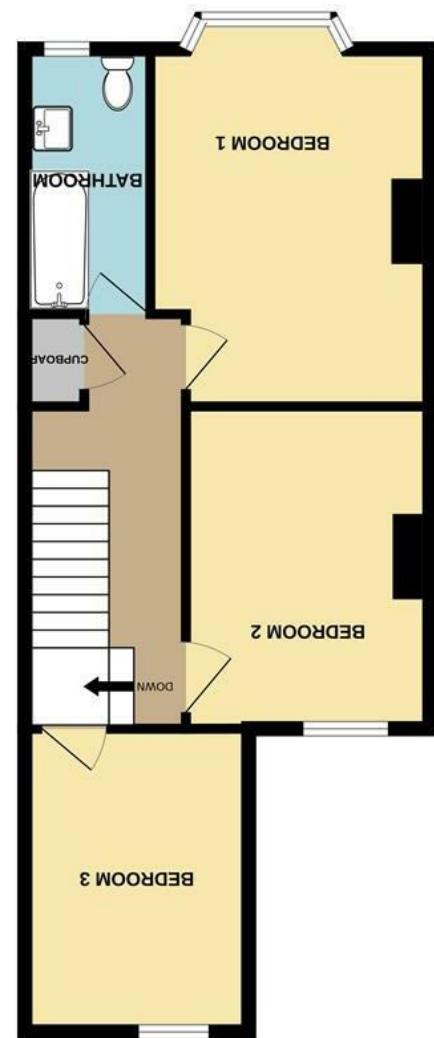


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The logo for Blue Sky Sales & Lettings Management. It features the words "Blue Sky" in a large, white, sans-serif font. Below this, the words "SALES • LETTINGS • MANAGEMENT" are written in a smaller, white, all-caps font. A stylized graphic of three overlapping circles in white, light blue, and dark blue is positioned at the bottom.

1039 sq. ft. (96.5 sq.m.) approx.



26 Russell Road, Fishponds, Bristol, BS16 3PH

£1,700 PCM



Council Tax Band: B | Property Tenure:

THREE BEDROOM VICTORIAN PROPERTY! This wonderful property has been renovated from top to bottom and is quite simply STUNNING! The house is situated on the Fishponds/Kingswood borders. Located within walking distance to Lodge Causeway High Street, this property offers excellent commuter routes to both the City Centre and A4174 Bristol Ring Road to include Southmead hospital, UWE campuses and MOD/Filton Abbeywood. The property has been finished to a high standard throughout and really does have that WOW FACTOR but equally. The property benefits from a modern kitchen with WHITE GOODS. Other benefits include: Full upVC double glazing, gas central heating, lawned garden with patio area and large shed. Accommodation comprises: Hallway Lounge, Dining Area leading to Kitchen with electric Range cooker plus integrated dishwasher, washing machine and fridge freezer. Upstairs there are three double bedrooms and bathroom with 3 piece white suite and shower over the bath. Offered unfurnished and available end of April !! Not suitable for sharers, students or smokers!! Pet Considered !

Council Tax Band: B
Holding Deposit 1 week : £392.31
Dilapidations Deposit 5 weeks : £1961.54
Variation of Contract fee : £50
AWARD WINNING AGENT



Porch

4'x 2'8 (1.22mx 0.81m)

Hallway

1'03 x 4'4 (0.38m x 1.32m)

Lounge

11'07 x 12'1 (3.53m x 3.68m)

Dining Area

12'06 x 12'09 (3.81m x 3.89m)

French Doors to garden

WC

4'03 x 2'06 (1.30m x 0.76m)

WC under the stairs

Kitchen

11'10 x 8'10 (3.61m x 2.69m)

Comprising of a electric range cooker, quartz worktops and integrated dishwasher, washing machine and fridge/freezer

Landing

16'10 x 5'08 (5.13m x 1.73m)

Bedroom 1

15'00 x 10'01 (4.57m x 3.07m)

Bedroom 2

12'10 x 9'06 (3.91m x 2.90m)

Bedroom 3

10'11 x 8'11 (3.33m x 2.72m)

Bathroom

9'0 x 4'0 (2.74m x 1.22m)

Including WC, wash hand basin,

Garden



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		68
(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	

