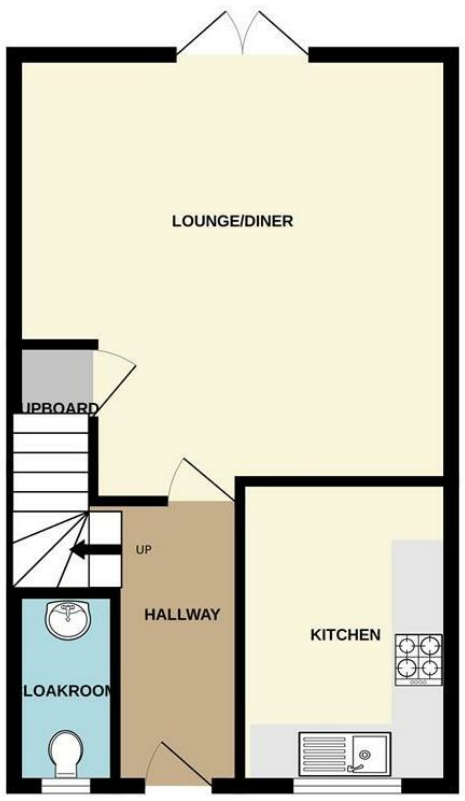
Blue Sky
SALES • LETTINGS • MANAGEMENT

7 Clover Road, Emersons Green, Bristol, BS16 7GF

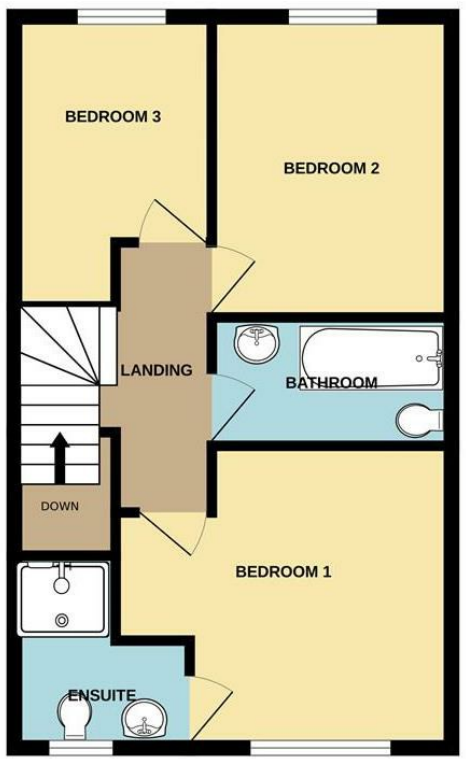
£1,650 PCM



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.

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Like what you see?

Get in touch to arrange a viewing;

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28 Ellacombe Road, Bristol, BS30 9BA

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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/drained 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.



3 3 1 B

Council Tax Band: D | Property Tenure:

Blue Sky are excited to offer for let this fantastic THREE BEDROOM MID TERRACED HOUSE ideally positioned in the sought after Lyde Green development, offering convenient access to the A4174 Ring Road to Bristol & Bath, perfect for commuters and benefits from the wide variety of local shops, schools and amenities, all within walking distance.
This unfurnished accommodation briefly comprises an entrance hall, downstairs cloakroom, and a spacious lounge/dining room with French doors leading to a low-maintenance garden. The ground floor also benefits from a modern fitted kitchen.
Upstairs, there are two double bedrooms, one with an en-suite, a good-sized third bedroom, and a family bathroom.
Further benefits include gas central heating, double glazing, and an tandem parking space for two cars.
Please note: The property is not suitable for sharers, students, or smokers. AVAILABLE NOW!

Council Tax Band: D
Holding Deposit 1 week : £380.77
Dilapidations Deposit 5 weeks : £1903.85

AWARD WINNING AGENT





Hallway

Kitchen
7'11 x 11'10 (2.41m x 3.61m)
Includes oven, hob and extractor

Fridge/freezer and washing machine will be gifted to tenants

Cloakroom
7'2 x 4'0 (2.18m x 1.22m)
Comprising of WC an wash hand basin

Lounge / Dining Area
16'1 x 15'6 (4.90m x 4.72m)
French doors to the garden
Under stairs storage

landing
12'03 x 7'07 (3.73m x 2.31m)

Bedroom One
11'02 x 11'2 (3.40m x 3.40m)

Ensuite
7'2 x 5'5 (2.18m x 1.65m)
Comprising of WC, wash hand basin and shower cubicle

Bedroom Two
10'9 x 8'4 (3.28m x 2.54m)

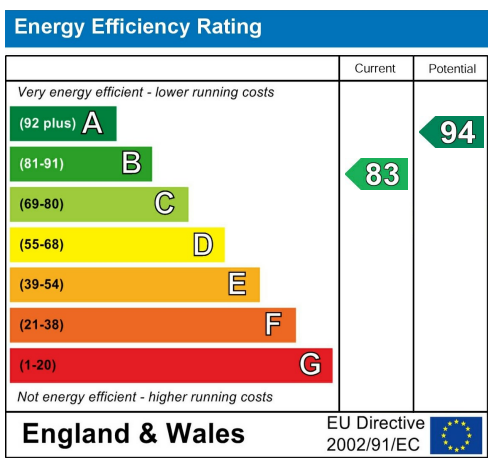
Bedroom Three
10'09 x 7'2 (3.28m x 2.18m)

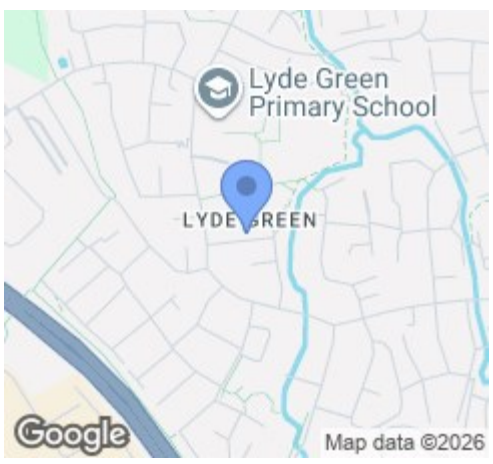
Bathroom
8'4 x 4'11 (2.54m x 1.50m)
Comprising of WC, wash hand basin and bath,.

Parking
Tandem parking for 2 cars.









The Property Ombudsman
arla | propertymark PROTECTED
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