

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 them. If you have any questions about the property, or if you would like to know more about the area, please contact us. We have been instructed to let this property on a long-term basis, so we are not able to accept offers for it. If you are interested in this property, please contact us as soon as possible. We will then be able to let you know if it is still available, and if it is, we will arrange a viewing for you. We hope you will find this property suitable for your needs.

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

[www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

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28 Ellacombe Road, Bristol, BS30 9BA

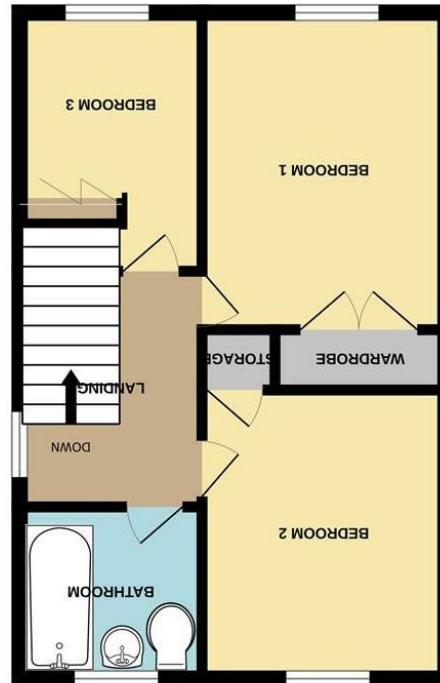
[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

0117 9328165

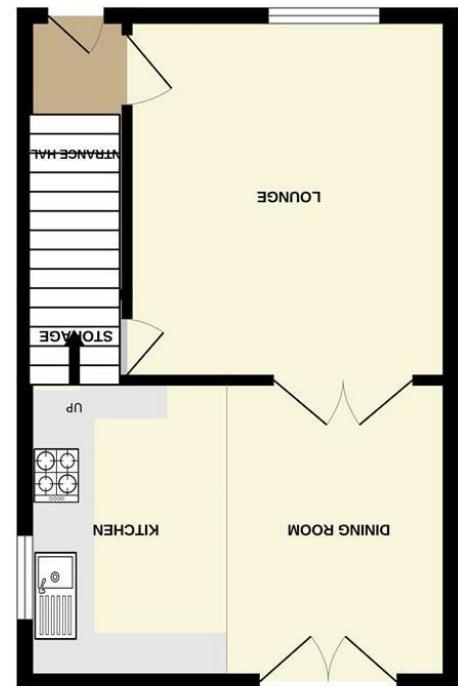
Get in touch to arrange a viewing!  
Like what you see?



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1ST FLOOR



GROUND FLOOR





Council Tax Band: C | Property Tenure:

FANTASTIC PROPERTY LOCATED IN THE EVER POPULAR LONGWELL GREEN AREA!! AVAILABLE 18th December !! Be sure to view this amazing property as it will definitely be snapped up quickly!! This great property is located close to local shops, restaurants, cafes, a good primary school, a modern cinema complex, gym and leisure centre, the A4174 ring road and regular bus routes into Bristol and Bath. The property comprises; an entrance hallway, large open lounge leading to dining / kitchen area with an electric oven, gas hob and extractor fan. Upstairs there are two double bedrooms and a single. In addition, there is a modern family bathroom with a shower over the bath. The property also benefits from; large outbuilding ideal for a gym or workshop; fully double glazed windows, gas central heating, an enclosed low maintenance back garden and off street parking for four cars!! Offered Unfurnished!! No Students, Sharers or Smokers!! AGENCY MANAGED BY AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Hallway**  
6'02 x 3'04 (1.88m x 1.02m)

**Lounge**  
13'03 x 12'03 (4.04m x 3.73m)

**Kitchen / Diner**  
15'07 x 10'10 (4.75m x 3.30m)

**Bedroom One**  
13'06 x 8'09 (4.11m x 2.67m)  
With built in wardrobe

**Bedroom Two**  
9'01 x 9'01 (2.77m x 2.77m )  
Cupboard with boiler

**Bedroom Three**  
10'0 (max) x 6'05 (3.05m  
(max) x 1.96m)

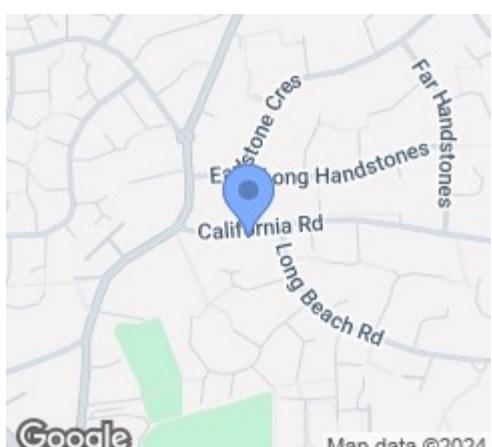
**Bathroom**  
6'01 x 6'01 (1.85m x 1.85m)  
Comprising of a three piece white suite with WC, wash hand basin and bath with shower over

**Outbuilding**  
With light and power

**Parking**



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(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



NEA  
Propertymark  
PROTECTED