

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/drainaged 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.

The Important Bit!

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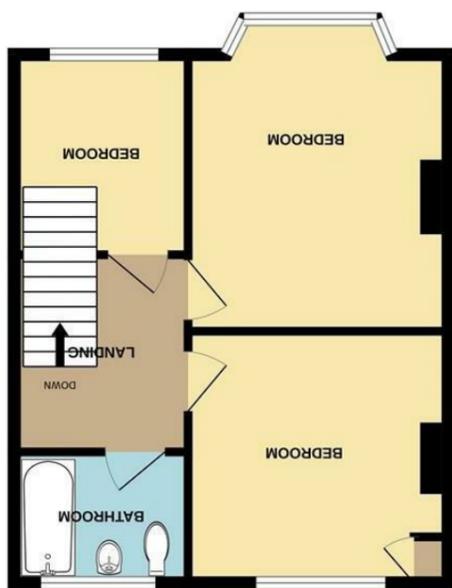
28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.
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42 Lavington Road, Bristol, BS5 8SG

£1,750 PCM



Council Tax Band: C | Property Tenure:

3 BEDROOM TERRACE HOUSE !! 2 PARKING SPACES TO FRONT!! Nestled on Lavington Road in Bristol within the St George / Hanham borders, this delightful mid-terrace house presents an excellent opportunity for families and professionals alike. The property boasts a well-proportioned reception room and open plan dining area to kitchen, perfect for entertaining guests. The accommodation comprises; entrance hallway, lounge with bay window, modern open plan dining area and kitchen, behind the kitchen there is an utility room and cloakroom. To the first floor you will find 2 double bedrooms, 1 single bedroom and a modern family bathroom with white suite and shower over the bath. Externally the property boasts a good size rear garden and tarmac parking to the front for two cars. Ideally suited to a family or couple!! Not suitable for students, smokers or sharers!! Pet considered! Available 19th January 2026 !! Offered unfurnished!

Council Tax Band: C
 Holding Deposit 1 week : £346.15
 Dilapidations Deposit 5 weeks : £1730.76

AWARD WINNING LETTING AGENT



Hallway
 11'09 x 5'10 (3.58m x 1.78m)
 Stairs to first floor

Lounge
 12'11 x 11'11 (3.94m x 3.63m)

Dining Area
 11'02 x 9'02 (3.40m x 2.79m)
 Patio Doors to Garden

Kitchen Area
 8'07 x 5'09 (2.62m x 1.75m)
 Including an electric oven and induction hob with extractor fan over

Utility Room
 5'11 x 5'02 (1.80m x 1.57m)
 Space for washing machine and tumble dryer
 Door to garden

WC
 5'04 x 2'05 (1.63m x 0.74m)
 Comprising of WC and wash hand basin

Landing
 9'08 x 7'07 (2.95m x 2.31m)

Bedroom One
 11'04 x 11'11 (3.45m x 3.63m)

Bedroom Two
 11'03 x 11'03 (3.43m x 3.43m)

Bedroom Three
 8'08 x 7'08 (2.64m x 2.34m)

Bathroom
 7'07 x 5'00 (2.31m x 1.52m)

Parking
 2 parking spaces to the front of the property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	84
(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	

