7 Court Road, Kingswood, Bristol, BS15 9QB

£1,450 PCM





TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

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Blue Sky
SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing;

t: 0117 9328165

info@bluesky-property.co.uk

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.



2 1 2 D

Council Tax Band: B | Property Tenure:

TWO BEDROOM MID-TERRACED VICTORIAN HOME!! EXCELLENT LOCATION!! OFFERED UNFURNISHED!! AVAILABLE NOW!!
Blue Sky are pleased to bring to the rental market this two double bedroom Victorian home located on Court Road in Kingswood, with local amenities on your doorstep and easy access to the city centre, this property is in an immaculate condition, make sure it is top of your viewing list!! The accommodation comprises; entrance porch, hallway, dining room, lounge with bay window, kitchen and shower room on the ground floor. To the first floor you will find the two double bedrooms. Further benefits include double glazing, gas central heating, an enclosed rear garden and low council tax Band B.
Ideally suited to a couple, small family or sharers!! Not suitable for students or smokers!!

Council Tax Band: B
Holding Deposit 1 week : £334.61
Dilapidations Deposit 5 weeks : £1673.07

AWARD WINNING LETTINGS AGENT.





Entrance Porch
4'00" x 3'00" (1.22m x 0.91m)

Hallway
10'00" x 3'00" (3.05m x 0.91m)

Dining Room
12'03" x 13'11" narrows to 12'08" (3.73m x 4.24m narrows to 3.86m)
Storage cupboard under the stairs.

Lounge
13'01" narrows to 10'03" x 10'05" (3.99m narrows to 3.12m x 3.18m)
Wall mounted electric fireplace.

Kitchen
12'06" x 5'11" (3.81m x 1.80m)
Includes electric oven and gas hob with extractor hood above.

Inner Hall
3'07" x 6'10" (1.09m x 2.08m)

Shower Room
8'03" narrows to 6'09" x 5'10" (2.51m narrows to 2.06m x 1.78m)
Includes walk in shower cubicle, wash hand basin and W.C.

Landing
3'00" x 2'04" (0.91m x 0.71m)

Bedroom 1
12'05" x 13'11" narrows to 11'06" (3.78m x 4.24m narrows to 3.51m)
Storage cupboard housing gas combi boiler.

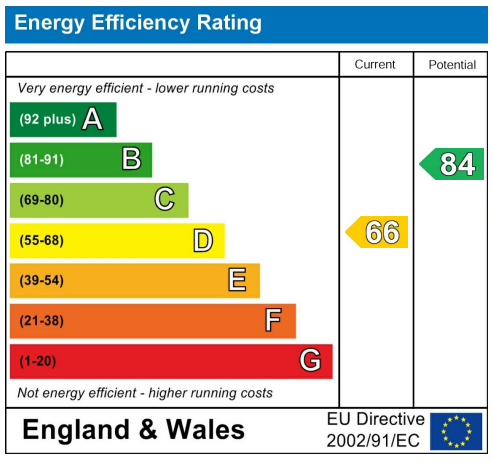
Bedroom 2
10'05" x 13'11" (3.18m x 4.24m)
Storage cupboard.

Front Garden

Rear Garden









The Property Ombudsman
arla | propertymark PROTECTED
naea | propertymark PROTECTED