



SARAH CLARK
PROPERTY CONSULTANTS

31 |
ELLICOTT ROAD, BRISTOL, BS7 9PT

This recently renovated two double bedroom mid-terrace home is ideally located on a quiet cul-de-sac, just a short walk from the vibrant Gloucester Road. The property offers a spacious and well-balanced layout, featuring a large modern kitchen-diner, perfect for entertaining, and a separate comfortable living room.

Upstairs, there are two generous double bedrooms and a newly fitted contemporary bathroom. The home further benefits from a private, enclosed rear garden, ideal for relaxing or outdoor dining.

Finished to a high standard throughout, the property has been refurbished with a brand-new kitchen, bathroom, and heating system, providing modern, energy-efficient living.

Perfectly suited to a couple, small family, or two professional sharers, this attractive home combines peaceful residential living with excellent access to local shops, cafés, and transport links.

£1,800 per calendar month

Available now

EPC - D

Tax Band - B

Features

- 2 Double Bedrooms
- Cul-de-sac Location
- Separate Living Room
- Kitchen Diner
- Enclosed Rear Garden
- Available Now





GROUND FLOOR

1ST FLOOR

TENURE

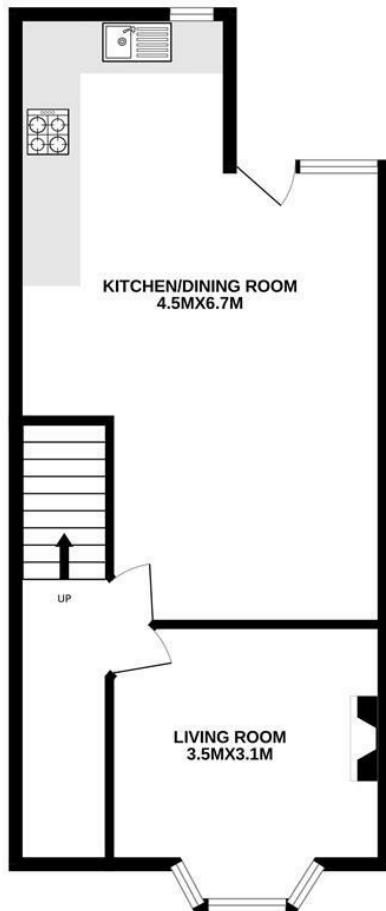
LONG TERM RENTAL AGREEMENT

SERVICES

Gas Central Heating

LOCAL AUTHORITY

Bristol Council



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

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
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(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, symbols and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.

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