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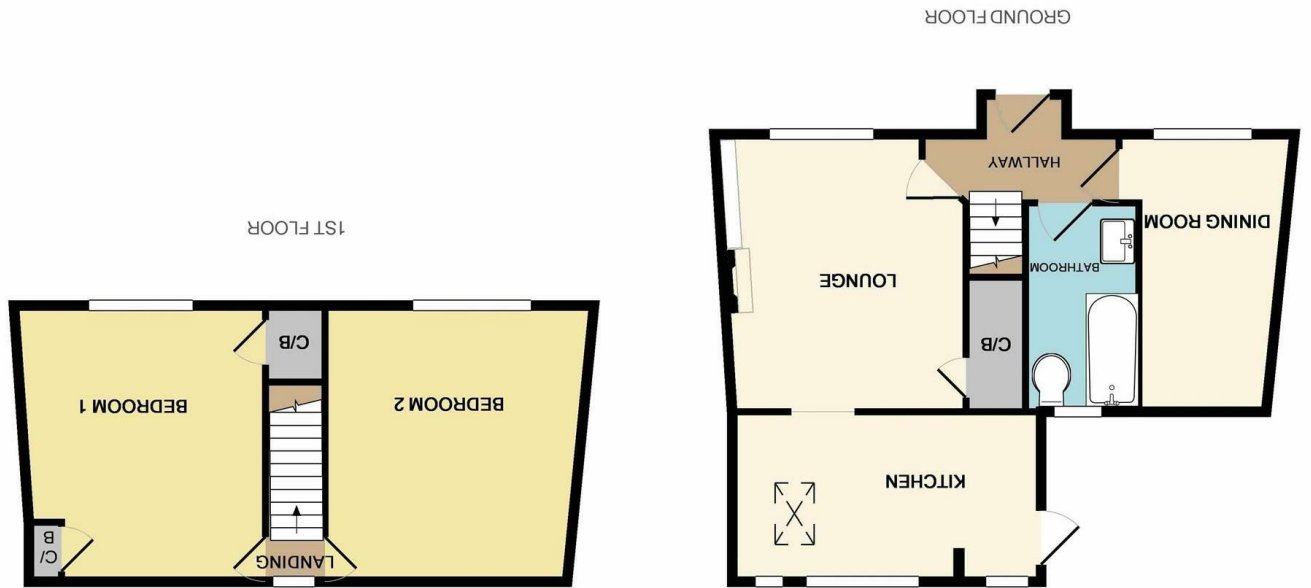
**T: 0117 9328165**

**Get in touch to arrange a viewing!**

**Like what you see?**



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**6 Greenbank View, Easton, Bristol, BS5 6LG**

**£1,100 PCM**



Council Tax Band: A | Property Tenure:

**PICTURE BOOK COTTAGE WITH OPEN VIEWS TO FRONT!** This unique home is really something rather special. Tucked away from the world in a quiet back water this wonderful home over looks the leafy Greenbank Cemetery and offers easy access to Greenbank, Easton and Fishponds. Fishponds Park is only a short distance away and there is a regular bus service to Bristol City Centre from Fishponds Road. This property also benefits from easy access to the M32 leading to the M4/5 motorway network. Fully double glazed, gas centrally heated, the accommodation is neutrally decorated and offers; entrance hall, dining room (which could also be used as a 3rd bedroom), downstairs bathroom with white suite and shower over the bath, lounge with feature fireplace and under stairs storage , kitchen/breakfast room to the rear and 2 double bedrooms to the first floor. The property also benefits from a courtyard rear garden and ample on street parking. Offers unfurnished and available 25th June! Sorry, not suitable for smokers, sharers or students. AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Hallway**

8'2" x 4'8" (2.49 x 1.42)

**Dining Room**

11'0" x 6'4" max (3.35 x 1.93 max)

**Bathroom**

7'11" x 4'8" (2.41 x 1.42)  
Paneled bath with shower over, WC, wash hand basin.

**Lounge**

11'3" x 11'1" (3.43 x 3.38)  
Feature fireplace, under stairs storage cupboard.

**Kitchen/Breakfast Room**

14'5" x 6'4" (4.39 x 1.93)  
Single electric oven, gas hob.

**Landing**

2'6" x 2'5" (0.76 x 0.74)

**Bedroom 1**

11'1" x 10'4" (3.38 x 3.15)  
Recessed cupboard over stair recess, further cupboard housing combi boiler.

**Bedroom 2**

11'1" x 10'11" (3.38 x 3.33)

**Garden**

Courtyard rear garden with gated rear access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

