





Council Tax Band: C | Property Tenure:

SPACIOUS 3 DOUBLE BEDROOM TERRACED HOUSE IN THE HEART OF BRISLINGTON WITH LARGE GARDEN AND EXCELLENT LINKS TO BRISTOL!!! This 3 bedroom terrace is a must view with new carpets and fresh paint throughout and a long garden to the rear. Downstairs the property offers two spacious reception rooms, one with working log burner and the other with French doors to the garden. Additionally the kitchen to the rear comes with modern units and white goods included. The integrated fridge freezer, oven and hob are complimented by a brand new boiler and an under-counter washing machine. Upstairs this house has 3 double bedrooms, the largest of which includes ample built in storage. To the front of the house is the family bathroom with w/c, wash basin, and bath with shower over. Ideally located in the Brislington area on a quiet road just off the main A4 -with frequent busses and excellent road links. The landlord will consider pets, professional sharers/couples, families and children. Unfortunately this property is not suitable for students or smokers. AGENCY MANGED BY AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Front Garden

Porch
2'6" x 5'10" max (0.779 x 1.790 max)

Entrance Hallway
12'10" n/t 3'11" x 5'10" n/t 4'1" (3.913 n/t 1.207 x 1.8 n/t 1.269)

Living Room (Reception 1)
11'9" n/t 10'7" x 12'6" (3.585 n/t 3.232 x 3.814)

Dining Room (Reception 2)
11'11" n/t 9'7" x 10'9" (3.641 n/t 2.929 x 3.295)
French doors to garden

Kitchen
15'7" n/t 6'8" x 8'1" n/t 6'10" (4.755 n/t 2.045 x 2.481 n/t 2.088)
Modern kitchen with white goods including; washing machine, gas hob, oven, and integrated fridge freeze.

Stairs
12'8" x 2'6" (3.874 x 0.766)

Landing
9'0" x 4'11" max (2.750 x 1.520 max)

Bedroom 1 (Main bedroom)
9'5" max x 12'10" max (2.879 max x 3.937 max)
Generous built in storage.

Bedroom 2 (Rear)
9'9" max x 11'0" (2.978 max x 3.3631)

Bedroom 3
7'11" x 8'0" (2.438 x 2.453)
Generous third bedroom

Bathroom
5'5" x 6'3" (1.670 x 1.917)
W/C, wash basin and bath with shower over.

Rear garden
With patio area, lawn and log store.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

