



## Like what you see?

Get in touch to arrange a viewing;

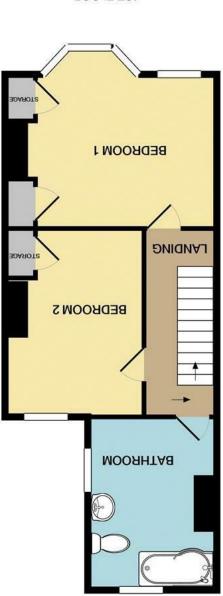
- ٤ (117) 9328165
  ٤ (117) 9328165
- ▲ State State Soad, Bristol, BS30 9BA

See all of our amazing properties and get lots of help at;

🚷 www.bluesky-property.co.uk

Don't forget to register and stay ahead of the crowd.

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 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 separate negotiation. We haven't tested any of the separate negotiation. We haven't tested any of the separate negotiation. We haven't tested any of the protographs are NOT included in the sale unless separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, to asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We proto to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained worn, reconnection charges may apply. If you wish to therming purchasers will be asked to provide proof of thein ding purchasers will be asked to provide proof of their ability to fund the purchase and identifications. for your need to come through us for all negotiations. for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing the sale.





1ST FLOOR

**ВКОИИР FLOOR** 



# 11 Gerrish Avenue, Redfield, Bristol, BS5 9DG £1,250 PCM





#### Council Tax Band: A | Property Tenure:

SPACIOUS TWO DOUBLE BEDROOMS!! MID-TERRACED HOME!! TWO RECEPTION ROOMS!! KITCHEN!! BATHROOM!! UNFURNISHED!! CLOSE TO LOCAL AMENITIES!! Blue Sky are pleased to offer to rent this spacios two bedroom mid-terraced home located on Gerrish Avenue in Redfield. Within walking distance to local schools, shops, cycle track, train station and bus routes into the City. The accommodation comprises; entrance porch and hallway, lounge, dining room and kitchen on the ground floor. On the first floor you will find two double bedrooms and the bathroom. Externally the property benefits from a low maintenace rear garden. Further benefits include gas central heating and uPVC double glazing throughout. Offered Unfurnished and Available End December !! No Students, Pets or Smokers!! AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.





Entrance Porch 4'9" x 2'11" (1.46m x 0.90m)

Hallway 15'6" x 4'11" (4.74m x 1.52m)

Lounge 13'0" x 11'7" (3.97m x 3.54m)

Dining Room 11'10" x 9'6" (3.61m x 2.90m)

#### Kitchen

15'3" x 8'10" (4.67m x 2.70m) Integrated electric oven with gas hob and extractor hood above, integrated fridge and freezer

**Utility** 2'3" x 8'7" (0.71m x 2.63m)

#### Bedroom 1

11'3" x 13'8" (3.43m x 4.19m) Two storage cupboards

### Bedroom 2

11'10" x 9'3" (3.63m x 2.84m) Storage cupboard

#### Bathroom

12'8" x 8'11" (3.88m x 2.72m) Bath with shower above, wash hand basin, WC and gas combi boiler

**Front** Pathway to front

Rear Garden Patio over 2 levels





#### First Floor Landing 11'10" x 5'1" (3.62m x 1.56m) Storage cupboard

