

1ST FLOOR



GROUND FLOOR



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/drailed 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.

The Important Bit!

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

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

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



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 spacious 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 maintenance 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)

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

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

