



22 Charles Avenue, Stoke Gifford, Bristol, BS34 8LW

PCM£1,600 PCM



**CONVENIENTLY LOCATED FOR LOCAL TRAIN STATION, SHOPS AND SCHOOLS !! GARAGE & PARKING!!
LARGER THAN AVERAGE REAR GARDEN!**

Well presented modern end of terrace house close to Parkway Train Station, schools and amenities ideally suited for a small family.

The UNFURNISHED accommodation briefly comprises to the GROUND FLOOR: entrance hall with stairs to first floor, separate living room and fitted kitchen/diner with oven and hob and patio doors to rear garden.

To the FIRST FLOOR are 2 double bedrooms and a single bedroom together with a white bathroom suite complete with shower over bath.

Further benefits include gas central heating, double glazing, attached single garage with driveway parking for 2 vehicles and larger than average enclosed rear garden. Available NOW!!!

Not suitable for students, sharers or smokers.

Council Tax Band C

Holding Deposit 1 week : £369.23

Dilapidations Deposit 5 weeks : £1846.15

AWARD WINNING LETTING AGENT



Hallway

PVCu double glazed entrance door with canopy over, stairs to first floor, radiator, door to living room

Living Room

14'10" x 11'7" (4.52m x 3.53m)
PVCu window to front, laminate flooring, understairs storage cupboard, radiator, door to kitchen/diner

Kitchen/Diner

15'0" x 7'7" (4.57m x 2.31m)
PVCu patio doors and PVCu window to rear, range of 'white gloss' wall and base units incorporating gas hob and electric oven, space and plumbing for automatic washing machine, space for fridge/freezer, tile effect vinyl flooring, radiator, space for table and chairs

Landing

With laminate flooring, storage cupboard and doors to rooms

Bedroom 1 (front)

14'10" x 11'7" (4.52m x 3.53m)
PVCu double glazed window, laminate flooring, radiator

Bedroom 2 (rear)

15'0" x 7'7" (4.57m x 2.31m)
PVCu window to rear, laminate flooring, radiator

Bedroom 3 (front)

Main Bathroom

6'0" x 6'0" (1.83m x 1.83m)
PVCu frosted window, white suite comprising panelled bath with electric shower over, pedestal wash basin, close coupled w.c, wood effect flooring, radiator, part tiled walls

Rear Garden

Good sized garden, fully enclosed, patio area, laid to lawn, personal door to garage



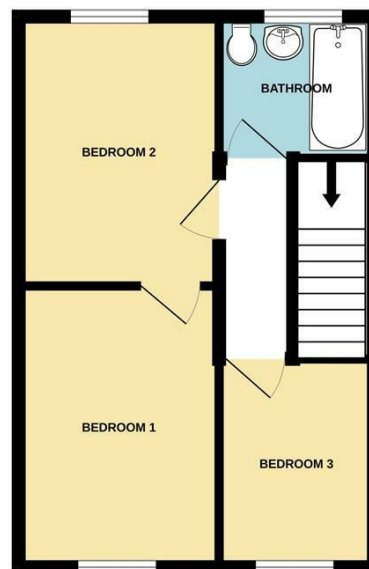
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.
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Like what you see?

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of the crowd.

The Important Bit!

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/drained 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.