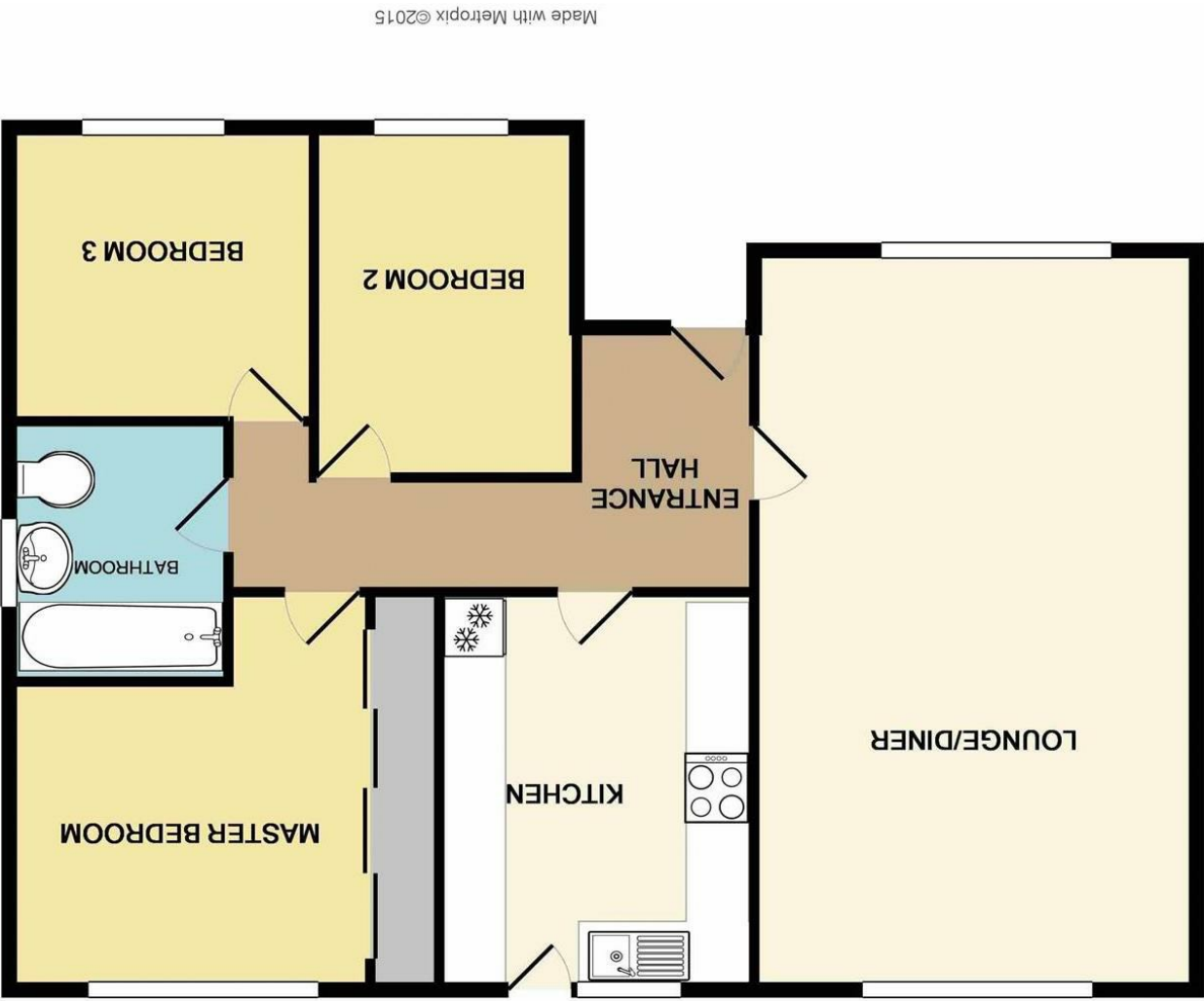




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We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their 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/draind 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

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Like what you see?



2b Cherry Garden Lane, Bitton, Bristol, BS30 6JH

£1,700 PCM





Council Tax Band: E | Property Tenure:

VERY RARE TO THE RENTAL MARKET is this truly stunning NEWLY REFURBISHED DETACHED 3 DOUBLE BEDROOM BUNGALOW set on the Bittton/Oldland Common border. Presented to a high standard throughout this fabulous property ticks all the boxes. Set in well proportioned plot surrounded by garden space, there is plenty of driveway parking and a garage. Internally the spacious and light, neutrally decorated, accommodation offers; hallway, sizeable dual aspect lounge/diner, modern kitchen with integrated fridge freezer and electric oven/gas hob, sparkly white composite worktops and black high gloss units, bathroom with 3 piece white suite and shower over the bath, bedroom one with full width mirrored wardrobes and 2 other double bedrooms. The property is fully double glazed and gas centrally heated. Available NOW!! Not suitable for sharers, students or smokers.

Council Tax Band: E
Holding Deposit 1 week : £392.31
Dilapidations Deposit 5 weeks : £1961.54

AWARD WINNING AGENT



Entrance Hall
19'4" x 7'1" max (5.89 x 2.16 max)

Lounge/Diner
23'7" x 11'3" (7.19 x 3.43)
Dual aspect windows.

Kitchen
10'8" x 11'6" (3.25 x 3.51)
Integrated electric oven, inset gas hob, integrated fridge freezer, cupboard housing combi boiler, door to rear garden.

Bedroom 1
12'2" x 11'6" max (3.71 x 3.51 max)
Fitted wardrobes with sliding mirror doors.

Bedroom 2
12'4" x 8'8" (3.76 x 2.64)

Bedroom 3
26'3" x 8'8" (8.00 x 2.64)

Bathroom
8'0" x 5'7" (2.44 x 1.70)
Comprising; paneled bath with electric shower over, WC, wash hand basin.

Gardens
Front, side and rear gardens mainly laid to lawn.

Garage
Parking
Driveway parking to the front for 2 cars and additional hard standing to the rear providing parking for 2 further vehicles.

