

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 in the 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/drainaged 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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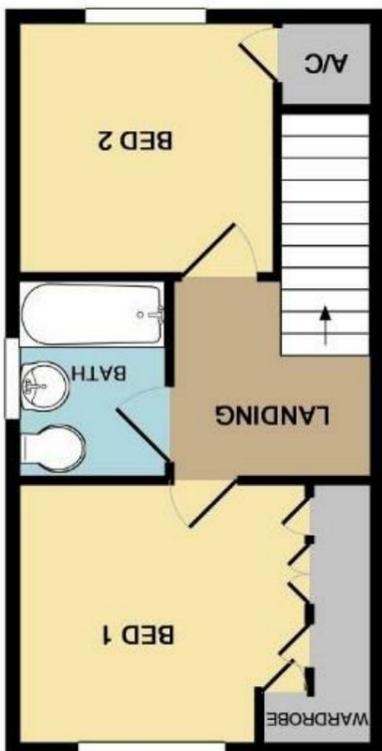
Get in touch to arrange a viewing!

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1ST FLOOR



GROUND FLOOR



61 Glanville Gardens, Kingswood, Bristol, BS15 9WX

£1,200 PCM





Council Tax Band: B | Property Tenure:

BEAUTIFULLY PRESENTED!! TWO DOUBLE BEDROOMS!! DRIVEWAY PARKING!! CUL-DE-SAC LOCATION!! REAR GARDEN!! Blue Sky are delighted to let this stunning two bed semi detached home located in the ever popular road of Glanville Gardens in Kingswood. The property is located close to local amenities, parks and easy access to Kingswood High Street. The accommodation comprises: entrance porch, the lounge is neutrally decorated. The kitchen is fitted with stylish units and boasts an integrated oven, hob, extractor and breakfast bar. The garage has been converted into a dining area which is accessed from the lounge. To the first floor can be found two well proportioned bedrooms, both boasting fitted storage and the main bathroom with white suite. Externally the property offers a front and rear garden and driveway parking for one car. Not suitable for Pets, Students, Sharers or Smokers. Available unfurnished and middle of April 2025.

Council Tax Band B
 Holding Deposit 1 week : £311.54
 Dilapidations Deposit 5 weeks : £1557.69
 Variation of Contract fee : £50

AWARD WINNING AGENT.



Entrance Porch
 3'7" x 5'4" (1.09 x 1.63)

Lounge

Dining Room / 2nd Reception Room
 16'11" x 7'10" (5.16 x 2.39)

Kitchen/Breakfast Room
 9'3" max x 11'10" (2.82 max x 3.61)
 Includes electric hob and oven

First Floor Landing
 6'6" x 5'11" (1.98 x 1.80)

Bedroom One
 8'9" x 9'11" to wardrobe (2.67 x 3.02 to wardrobe)
 Includes fitted wardrobes.

Bedroom Two
 8'7" x 8'7" (2.62 x 2.62)

Bathroom
 6'4" x 5'6" (1.93 x 1.68)
 Comprising of WC, wash hand basin, bath with shower over.

Driveway
 Driveway parking for one car.

Front Garden
Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

