

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.

**The Important Bit**

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

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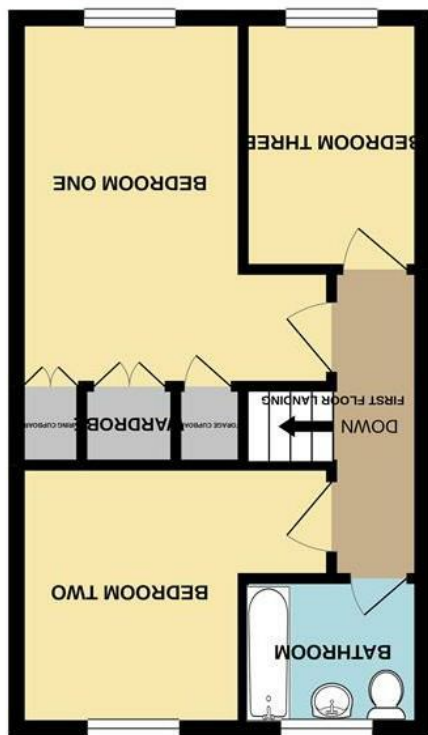
T: 0117 9328165

**Get in touch to arrange a viewing!**

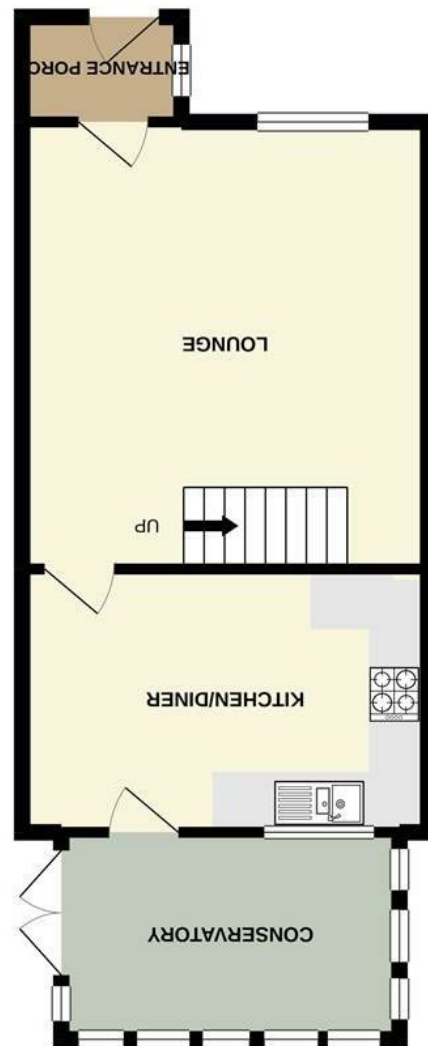
**Like what you see?**



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1ST FLOOR



GROUND FLOOR

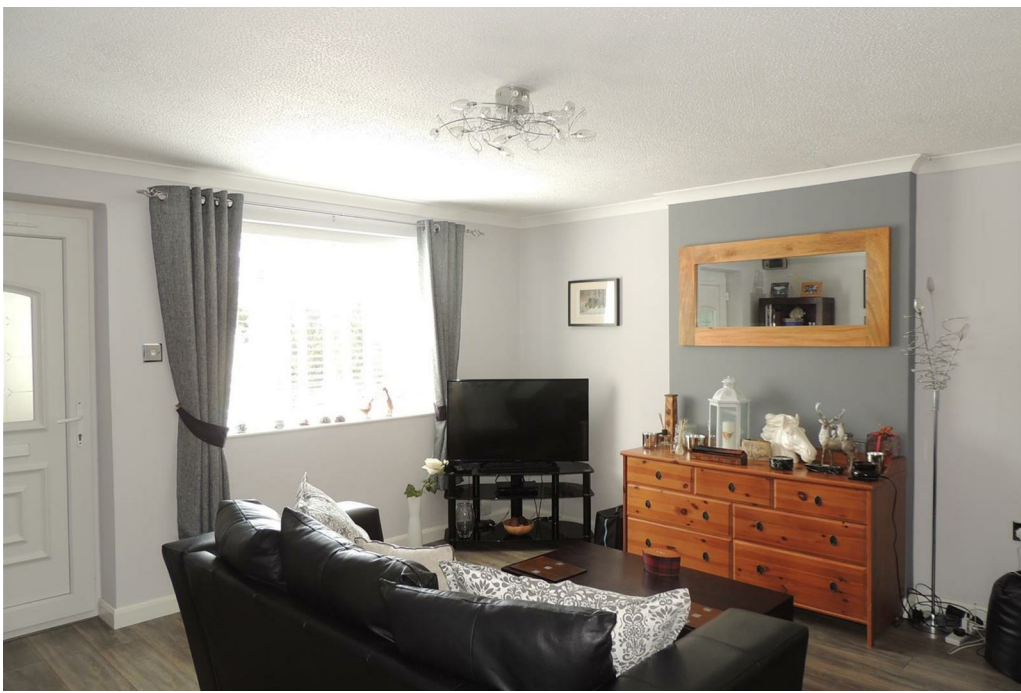


**5 Glanville Gardens, Kingswood, Bristol, BS15 9WS**

**£1,300 PCM**







Council Tax Band: C | Property Tenure:

**3 Bedroom Semi-Detached family home in a popular cul-de-sac location !!** Blue Sky are delighted to offer for let this three bedroom semi-detached home located in the ever popular Glanville Gardens in Kingswood. The property is ideally located close to local amenities, parks and easy access to Kingswood High Street. The accommodation comprises: entrance porch, lounge, kitchen/diner and conservatory to the ground floor. To the first floor can be found three bedrooms and the neatly presented bathroom. Externally the property offers a front and rear garden, driveway parking for one car and a single garage. Ideally suited to a couple or family!! Landlady will consider a pet in this property!! Not suitable for students, sharers or smokers!! Available end of April 2024  
**ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.**



**Entrance Porch**

3'9" x 5'10" (1.14m x 1.78m)

**Lounge**

16'0" max x 14'6" (4.88m max x 4.42m)

**Kitchen/Diner**

9'5" max x 14'7" (2.87m max x 4.45m)

Kitchen includes an integrated electric oven with gas hob and extractor hood above. Landlady will be gifting the washing machine.

**Conservatory**

7'4" x 12'1" (2.24m x 3.68m)

**First Floor Landing**

9'1" x 2'10" (2.77m x 0.86m)

**Bedroom One**

12'2" narrows to 2'9" x 11'3" (3.71m narrows to 0.84m x 3.43m)

Airing cupboard with combi

boiler, storage cupboard and built in wardrobe.

**Bedroom Two**

8'9" narrows to 2'9" x 11'3" narrows to 7'8" (2.69m narrows to 0.86m x 3.43m narrows to 2.36)

**Bedroom Three**

9'0" x 6'4" (2.74m x 1.93m)

**Bathroom**

5'6" max x 6'4" (1.68m max x 1.93m)

Includes bath with shower above, wash hand basin and W.C.

**Front Garden**

**Rear Garden**

**Garage**

17'2" x 8'1" (5.23m x 2.46m)

**Parking**

Driveway parking for one car.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

