

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/drainaged, 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.

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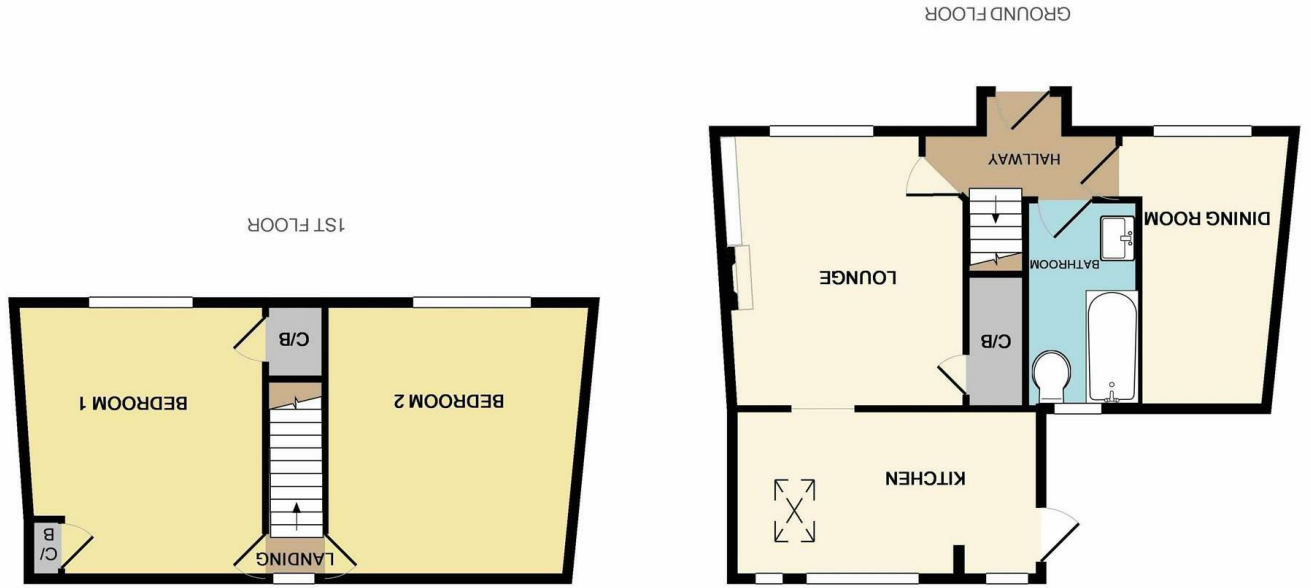
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Get in touch to arrange a viewing!

Like what you see?



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6 Greenbank View, Easton, Bristol, BS5 6LG

£1,450 PCM



Council Tax Band: A | Property Tenure:

Tucked away from the world in a quiet back water, is this wonderful home that overlooks the leafy Greenbank Cemetery and offers easy access to Greenbank, Easton, and Fishponds. Fishponds Park is only a short distance away and there is a regular bus service to Bristol City Centre from Fishponds Road. This property also benefits from easy access to the M32 leading to the M4/5 motorway network. Fully double glazed, gas centrally heated, the accommodation is neutrally decorated and offers; entrance hall, dining room/office/study (which could also be used as a 3rd bedroom), downstairs bathroom with white suite and shower over the bath, lounge with feature fireplace and under stairs storage, kitchen/breakfast room to the rear and 2 double bedrooms to the first floor. The property also benefits from a courtyard rear garden, solar panels and ample on street parking. Offered unfurnished and available May 2024! Not suitable for students or smokers. AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Hallway

8'2" x 4'8" (2.49 x 1.42)

Dining Room

11'0" x 6'4" max (3.35 x 1.93 max)

Bathroom

7'11" x 4'8" (2.41 x 1.42)
 Paneled bath with shower over, WC, wash hand basin.

Lounge

11'3" x 11'1" (3.43 x 3.38)
 Feature fireplace, under stairs storage cupboard.

Kitchen/Breakfast Room

14'5" x 6'4" (4.39 x 1.93)
 Single electric oven, gas hob.

Landing

2'6" x 2'5" (0.76 x 0.74)

Bedroom 1

11'1" x 10'4" (3.38 x 3.15)
 Recessed cupboard over stair recess, further cupboard housing combi boiler.

Bedroom 2

11'1" x 10'11" (3.38 x 3.33)

Garden

Courtyard rear garden with gated rear access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

