

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/drain 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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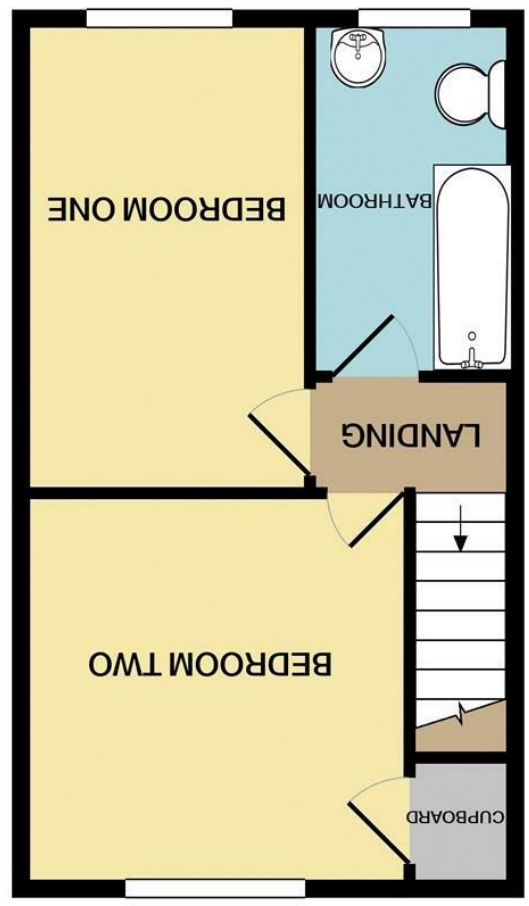
Get in touch to arrange a viewing!

Like what you see?



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1ST FLOOR



GROUND FLOOR



18 Lintern Crescent, Warmley, Bristol, Gloucestershire, BS30 8GB

£1,300 PCM







Council Tax Band: B | Property Tenure:

**BEAUTIFUL 2 BEDROOM TERRACED HOUSE!!! WELL PRESENTED!! PARKING!! IN WARMLEY!!** This 2 bedroom terrace is a must view decorated to a high standard throughout with lovely gardens to front and rear. In addition, it is near lots of open green space to enjoy such as Hanham Hills and Willsbridge Nature Reserve. This property is not to be missed!! The accommodation comprises: spacious living room, kitchen to front with; electric oven and hob, with spaces for washing machine and fridge freezer. On the first floor can be found the spacious main bedroom with fitted storage cupboard, bedroom two is also a good size, and to the front of the house is the bathroom with; w/c, wash basin, and bath with plumbed shower over. Externally the property offers driveway parking, a garage, and a wonderful rear garden offering patio area and lawn space. Sure to attract quick interest, call today to arrange your viewing!!! The landlord will consider, couples, families and children. Unfortunately this property is not suitable for pets, students, sharers or smokers . Available end of October 2024  
**AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.**



**Front View**

**Entrance Hall**

7'3" from door x 3'10" (2.211 from door x 1.172)  
 With coat hooks.

**Kitchen**

7'3" x 9'8" from hall (2.226 x 2.964 from hall)  
 Integral oven and hob.

**Living Room**

14'11" to door x 13'8" max  
 (4.570 to door x 4.190 max)  
 Door to garden.

**Stairs**

2'8" x 9'0" (0.827 x 2.749)

**Landing**

3'6" to bedroom door x 6'7"  
 (1.079 to bedroom door x 2.016)

**Bathroom**

10'5" into cupboard x 4'10"  
 (3.179 into cupboard x 1.474)  
 White suite, towel rail, plumbed shower.

**Bedroom One (Front)**

13'1" x 8'6" narrowing to 7'0"  
 (3.992 x 2.612 narrowing to 2.144)  
 Large windowsill.

**Bedroom Two (Rear)**

9'2" x 9'11" (2.813 x 3.044)  
 Built in cupboard.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

