



## 9 Hazelbury Drive

, Bristol, BS30 8UF

**£1,400 Per Calendar Month**



PLEASE READ DO NOT PHONE If you are interested in viewing this property please send us an alert through Rightmove / Zoopla using the Email Agent/request details option on their site. We will then respond with a brief questionnaire. On receipt, we will then contact you. End Of Terrace Home, With Accommodation Comprising Hallway, Lounge Diner, Kitchen, On The First Floor There Are Three Bedrooms And Bathroom, Garden Area. Benefits From A Gas Central Heating System.



## Hallway

Entrance door leading to the hallway, stairs to the first floor accommodation, with under stairs cupboard.

## Kitchen 7'4" x 10'11" (2.25m x 3.34m )

Double glazed window overlooking the front, one and a half bowl single drainer sink unit with tiled splash backs, selection of wall and base units with work tops over, space for washing machine, cooker.

## Lounge 17'5" max 8'2" min x 16'6" max x 10'11" (5.33m max 2.49m min x 5.05m max x 3.34m )

Sliding patio doors leading to the rear garden, two radiators.

## Landing

Storage cupboard which houses the gas boiler.

## Bedroom 1 9'6" x 13'3" (2.92m x 4.05m )

Double glazed window overlooking the rear, radiator, power points.

## Bedroom 2 10'9" x 9'6" (3.30m x 2.90m )

Double glazed window, radiator, power point

## Bedroom 3 7'6" x 7'9" (2.31m x 2.37m )

Double glazed window overlooking the rear, radiator, power point.

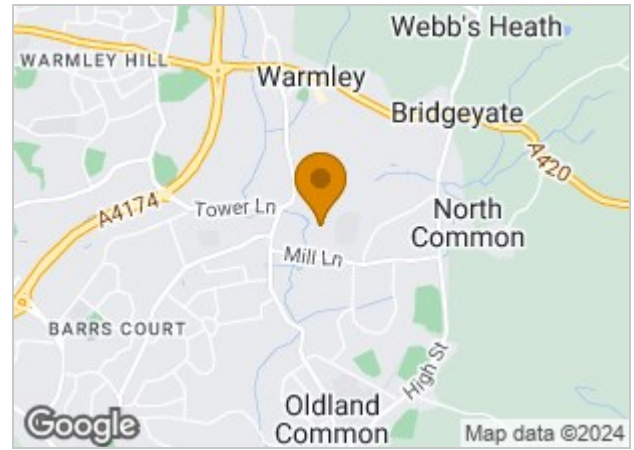
## Bathroom

WC, was hand basin, p shaped bath with shower screen and shower over, tiled splash backs, radiator.

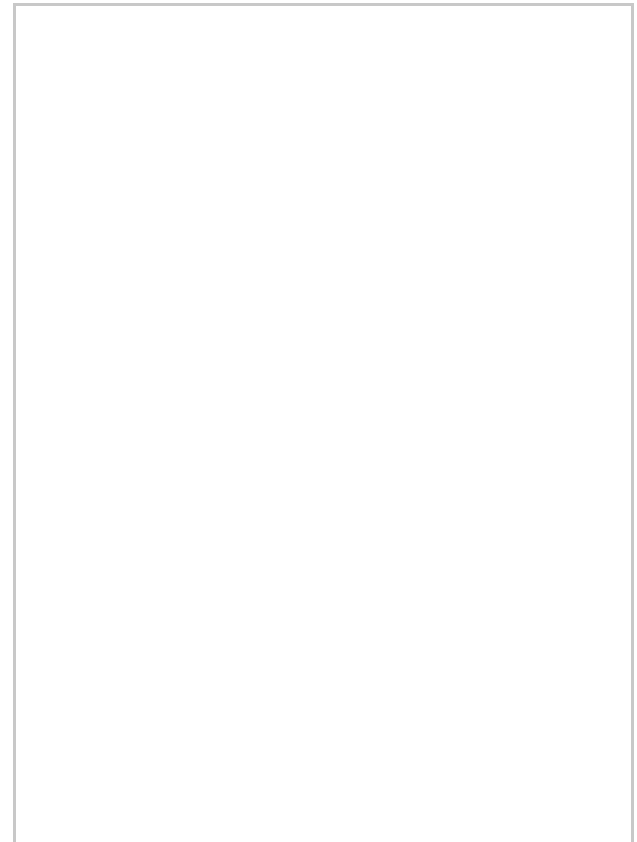
## Garden

Laid to lawn

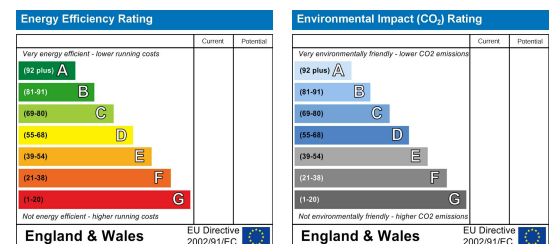
## Area Map



## Floor Plans



## Energy Efficiency Graph



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