



Marsh Close,  
Bristol, BS36 1HY

**Guide Price: £1,150 PCM**

## Property Features

- Semi Detached Home
- Open Plan Accommodation
- 20' Living Room
- 13' x 13' Bedroom
- Available 1st August
- Front & Rear Gardens
- Off Street Parking

## Full Description

### LIVING ROOM

20'0" x 13'3"

Front aspect double glazed window. Underfloor heating. Television point. Open plan to:

### KITCHEN

8'7" x 8'5"

Garden aspect. Worktop surfaces with inset Single drainer sink unit with mixer tap. Range of base level cupboards and drawers. Inset 4 ring hob with oven under and extractor over. Wall mounted gas fired boiler for heating and hot water. Double glazed window.

### SHOWER ROOM

Opaque double glazed window. Suite comprising: Tiled shower cubicle with wall mounted shower and glass screen. Low level W.C. Wall mounted wash hand basin with cupboards under. Under floor heating.

### MEAZZANINE BEDROOM

13'2" x 13'0"

Garden aspect 'Velux' Windows. Eaves storage cupboard.

### FRONT GARDEN

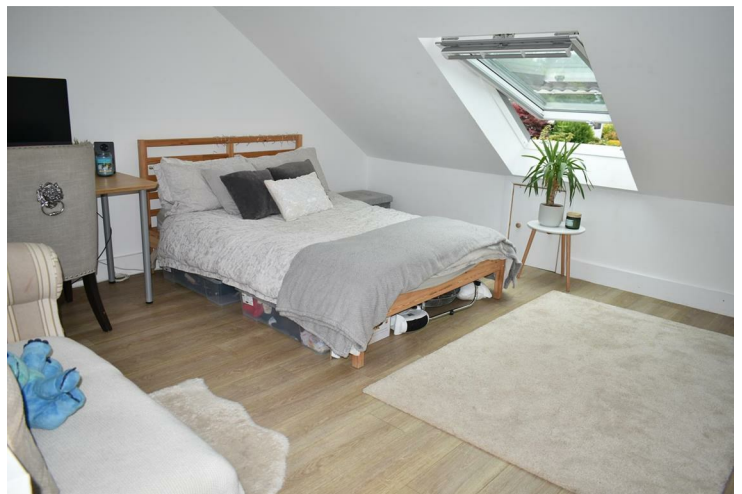
Mainly laid to lawn enclosed by fencing.


### OFF STREET PARKING


Off street parking for 1 vehicle. Access to:

### REAR GARDEN


Laid to lawn.




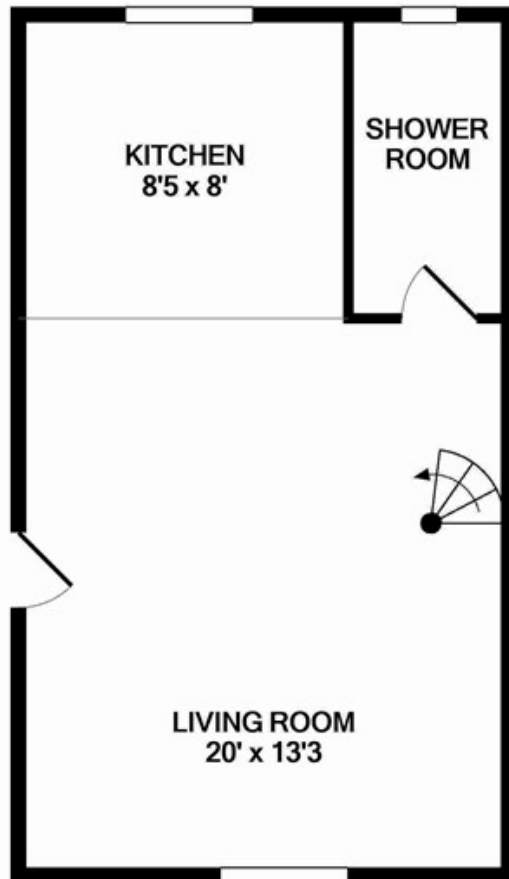
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
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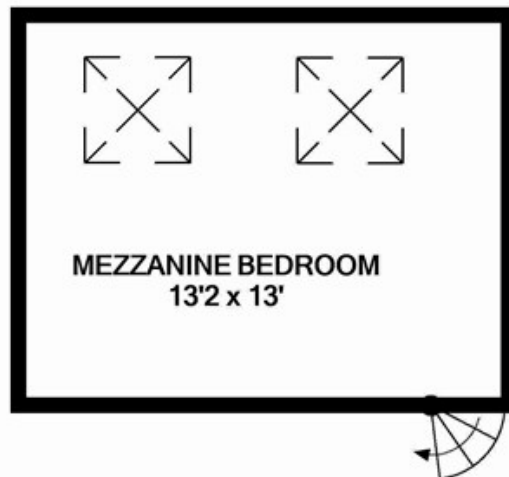


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GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements