

**240 Ilchester Crescent, Bedminster Down, Bristol**



**£1,250 Per Calendar Month**

Matthews Estates are pleased to offer to the rental market this recently renovated three bedroom middle terraced home set within a very popular part of Bedminster Down, this stunning property offers good living space with its two separate reception rooms to the ground floor together with a modern newly fitted kitchen, conservatory and down stair W.C, to the first floor you will find three bedrooms and a bathroom suite, the property has been decorated throughout with the added bonus of newly fitted carpets throughout with it's close proximity to local shops, bus routes and schools, this property will be very sought after with professionals or families alike. No Pets, No Sharing, Call Today.

## Entrance

Via a upvc half panelled half double glazed door in to porch area, double glazed side panel with frosted glass.

## Porch

Upvc double glazed door to hallway with a double glazed side panel.

## Hallway

Door to lounge, dining room & kitchen, built in cupboard housing electric fuse box, stairs to first floor.



## Lounge

Double glazed bay window to front, radiator, power points, tv point.



## Dining Room

Double glazed window to rear, radiator, power points



## Kitchen

Double glazed window to rear, fitted wall and basin units built in sink unit with mixer taps, built in double over with a separate hob, dishwasher, fridge freezer, bevelled edge brick style splash backs, door to conservatory.



## Conservatory

Door to utility cupboard housing a washing machine, door to downstairs W.C, full length double glazed windows to side and rear, double glazed french doors in to garden, tiled floor, wall lights.



## WC



## First Floor Landing

Doors to bedroom one, two, three and bathroom power points pendant light.



## Bedroom One



Double glazed window to front , radiator, power points, pendant light.



### Bedroom Two

Double glazed window to rear, built in cupboard, radiator, power points, pendant light, single mirror cupboard housing combi boiler.



### Bedroom Three

Double glazed window to front, power points radiator.

### Bathroom

Double glazed window to rear with frosted glass , low level W.C, pedestal wash hand basin, panelled bath, tiled walls, shower over bath.



### Outside to Front

Steps leading up to the front door., raised borders laid to stone chip

### Outside to Rear

Enclosed by fencing and walls to side, pathway leading to rear of garden, flower borders with shrubs, seating area laid to decking, artificial lawn for low maintenance. Garage to rear via a rear access road. Brick built shed.



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