

This floor plan has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Get in touch to arrange a viewing!

Like what you see?



147 Kingsway, St. George, Bristol, BS5 8NQ

£1,550 PCM



Council Tax Band: C | Property Tenure:

**THREE BEDROOM SEMI DETACHED PROPERTY! AVAILABLE NOW!** This well presented 1930's semi detached home offer spacious accommodation and is well situated for both Hanham and Kingswood. The accommodation comprises of : entrance hall, lounge with bay window, modern open plan kitchen / diner with french doors leading onto the low maintenance large rear garden. To the first floor you will find two double bedrooms, a good sized single bedroom plus a modern bathroom suite. Other benefits are gas central heating and upvc double glazing throughout. Offered unfurnished and available now !! Not suitable for students, sharers or smokers !!

Council Tax Band: C  
 Holding Deposit 1 week : £357.69  
 Dilapidations Deposit 5 weeks : £1788.46

AWARD WINNING AGENT



**Hallway**  
 12'4 x 6'5 (3.76m x 1.96m)  
 Storage cupboard comprising of meters

**Lounge**  
 13'8 x 12'1 max (4.17m x 3.68m max)

**Kitchen / Diner**  
 19'1 x 11'4 (5.82m x 3.45m )  
 Including electric oven, hob and extractor fan  
 French doors to garden

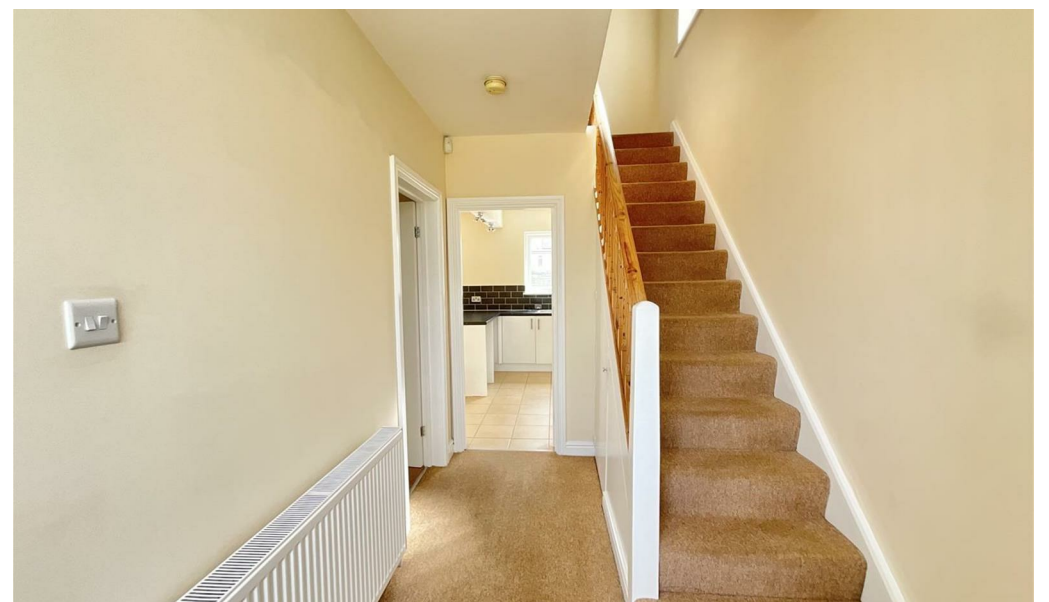
**Bedroom One**  
 11'4 x 10'7 (3.45m x 3.23m)

**Bedroom Two**  
 12'2 x 11'4 (3.71m x 3.45m)

**Bedroom Three**  
 8'1 x 8 (2.46m x 2.44m)

**Bathroom**  
 6'5 x 6'3 (1.96m x 1.91m)  
 Comprising of a 3 piece white suite with WC, wash hand basin and bath with shower over

**Rear Garden**  
 Low maintenance garden with artificial grass



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

