



**Boscombe Crescent  
Bristol BS16 6QH**

**Price:  
£1,800 pcm**

# Property Features

- Rarely Available Detached Bungalow
- 2 Bedrooms
- Living Room
- Conservatory
- Garage and Parking
- Furnished or Unfurnished
- Available Immediately
- **MUST BE VIEWED**

## Full Description

Entrance Hall

Living Room (L SHAPED)  
20'5" x 19'0"

Kitchen  
13'0" x 11'0"

Conservatory  
11'0" x 9'6"

Walk In Cupboard

Bedroom 1  
14'0" x 13'0"

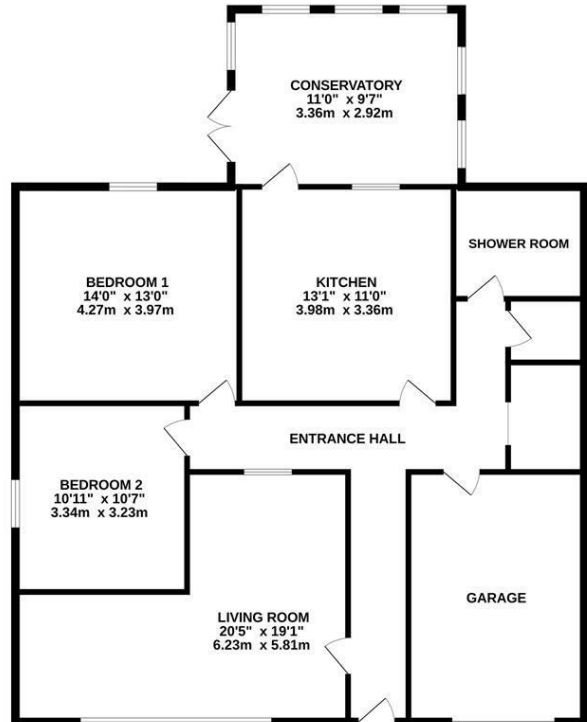
Bedroom 2  
10'11" x 10'7"

Shower Room

Garage

Off Street Parking

Rear Garden



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA: 1292 sq.ft. (120.0 sq.m.) approx.  
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 and 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