



£1,450 PCM Inkerman Close | Horfield | Bristol | BS7 0XT

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Kendall Harper

Welcome to this superb two-bedroom house located at 35 Inkerman Close in the desirable area of Horfield, Bristol. This recently built Bovis Home is part of a development, ideally situated near the new Southmead Hospital and the popular Gloucester Road, making it a perfect choice for those seeking convenience and modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a downstairs cloakroom. The open plan sitting room and dining area create a spacious and inviting atmosphere, complemented by a modern fitted kitchen equipped with all essential appliances. A large under stairs cupboard provides ample storage space, ensuring a tidy living environment.


Upstairs, the property boasts a bright and airy master double bedroom featuring a generous fitted wardrobe, alongside a well-proportioned single bedroom that includes TV and internet connections. The landing also offers an airing cupboard for added convenience. The family bathroom is modern and stylish, complete with a shower over the bath, catering to all your needs.

Outside, you will find a south-facing private front patio garden, perfect for enjoying sunny days.

Additionally, a large single garage offers secure parking and storage options. The development features beautifully landscaped communal gardens and ample visitor parking, enhancing the overall appeal of the property. For those who cycle, a secure brick-built bike storage unit is also available for



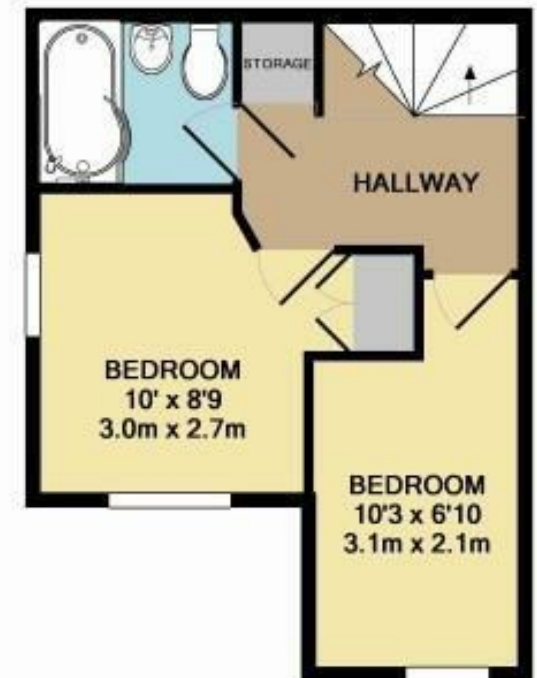


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



GROUND FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 SQ.M.)

Whilst every attempt 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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