



## 47 Britton Gardens

, Kingswood, BS15 1TE

**£1,300 Per Calendar Month**



PLEASE READ DO NOT PHONE If you are interested in viewing this property please send us an alert through Rightmove / Zoopla using the Email Agent/request details option on their site. We will then respond with a brief questionnaire. On receipt, we will then contact you\*\*\* Stunning Two Bedroom First Floor Flat\*\*\* With Accommodation Comprising Lounge Diner With Feature Bay Window, Kitchen, And Bathroom, Benefits From A Gas Central Heating System And Double Glazing, Allocated Parking For One Car, Available Early March 25, Please Note The Owner Has Requested A UK Guarantor For All Tenancies.



## Hallway

Entrance door leading to the hallway, wall mounted telephone system, radiator, power point, useful built in storage cupboard.

## Lounge Diner 11'11" x 14'11" (3.62 x 4.55)

Double glazed bay window overlooking the front, radiator, feature fireplace with electric fire, dining room table and four chairs.

## Kitchen 9'9" x 6'2" (2.97 x 1.88)

Double glazed window overlooking the rear, wall and base units with work surfaces over, four ring gas hob oven and extractor hood, space for a washing machine, space for fridge, sink unit with tiled splash backs.

## Bedroom 1 10'10" x 10'4" (3.31 x 3.16)

Double glazed window overlooking the front and side, radiator, power point, wardrobe and chest of drawers.

## Bedroom 2 7'1" x 10'2" (2.16 x 3.10)

Double glazed window overlooking the rear, built in airing cupboard housing boiler.

## Bathroom 6'4" x 6'0" (1.93 x 1.83)

Obscure double glazed window to rear, enclosed wash hand basin, WC, bath with shower over, tiled splash backs, radiator.

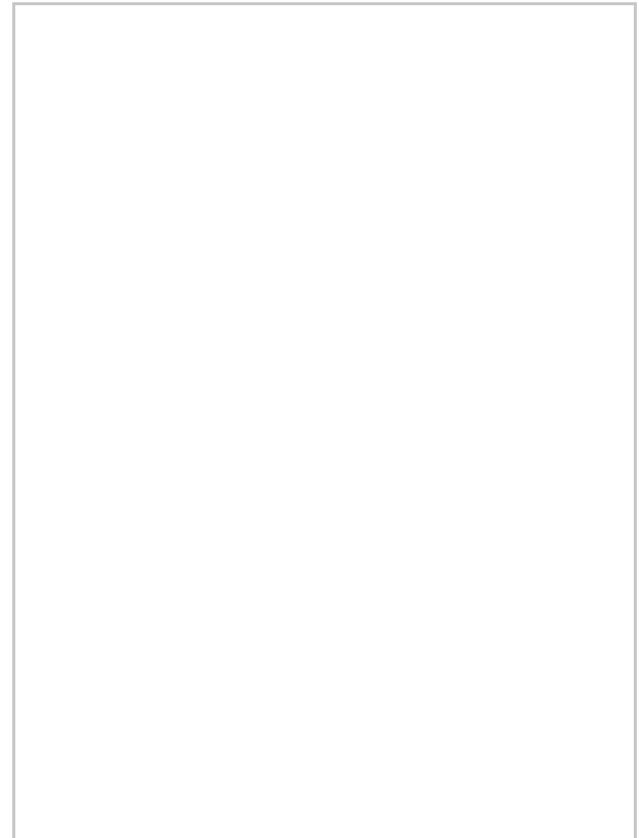
## Parking

Allocated parking for one car.

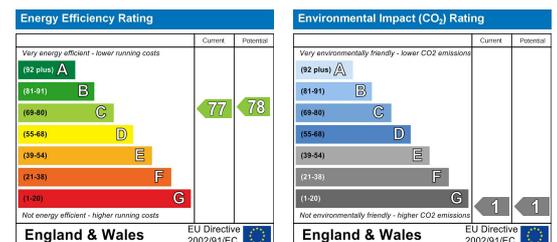
## Area Map



## Floor Plans



## Energy Efficiency Graph



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