



1 Tennis Court Avenue, Bristol , BS39

£1,200 Per Month

- Two Double Bedrooms
- Off Road Parking
- Kitchen
- Corner Plot
- Front and Rear Gardens
- Lounge

A spacious two bedroom semi detached home with gardens and parking on a corner plot

The accommodation comprises a entrance vestibule, into the lounge with feature gas fireplace and under stairs storage cupboard through in the Kitchen / dining room, the kitchen has a range of units, built in cooker and space for fridge/freezer and washing machine.

On the first floor there are two double bedrooms and a bathroom.

The property benefits from gas central heating and double glazing.

To the front and sides of the property there are mature lawn areas and a chippings area providing parking. The rear garden is enclosed with walling and fencing, laid to lawn with chippings area.

Lounge 13' 0 x 11' 6 (3.96m x 3.51m)

Kitchen/Diner 15' 0 x 7' 8 (4.57m x 2.34m)

Bedroom One 14' 8 x 11' 6 (4.47m x 3.51m)

Bedroom Two 10' 6 x 7' 8 (3.20m x 2.34m)

Bathroom 7' 8 x 5' 0 (2.34m x 1.52m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	
		77
	50	

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

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