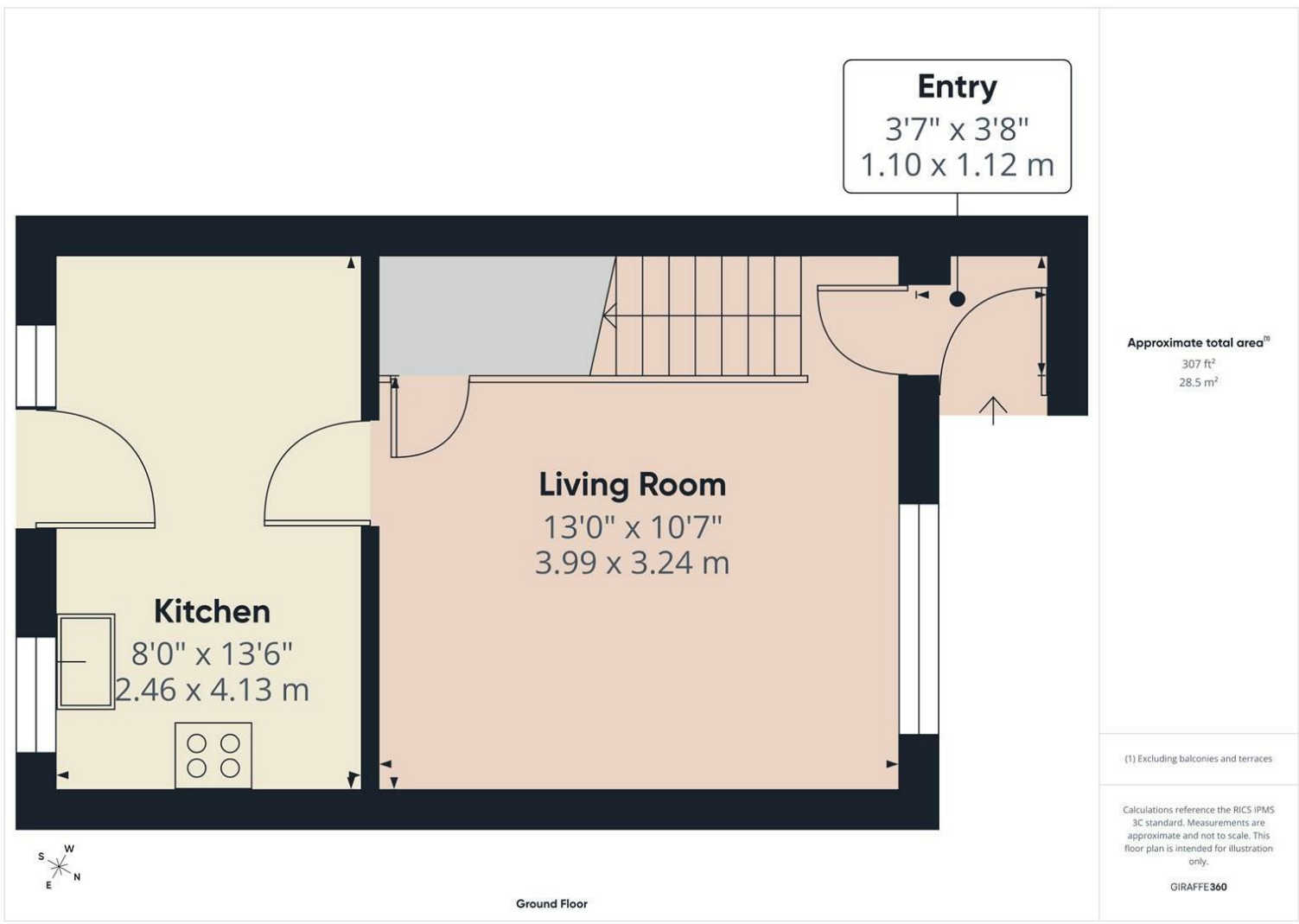
DW SMITH EST 19 99

11 Abbey Court, St Annes Park, Bristol, BS4 4NR

£1,300 PCM





Entry
3'7" x 3'8" (1.10 x 1.12)

Living Room
13'1" x 10'7" (3.99 x 3.24)

Kitchen
8'0" x 13'6" (2.46 x 4.13)

Landing
2'10" x 5'10" (0.87 x 1.79)

Bathroom
6'7" x 5'5" (2.03 x 1.67)

Bedroom
9'9" x 7'9" (2.99 x 2.37)

Bedroom
11'4" x 10'4" (3.46 x 3.16)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

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PROPERTY TYPE House - Detached

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B

If you wish to proceed with an offer on this property, we are required to undertake Anti-Money Laundering (AML) checks in line with HMRC regulations. These checks are carried out by our compliance partners, Coadjute, and are subject to a fee.





Coming to the market for rental is this well presented 2 bed property. The property compromises of Living room, kitchen, 2 bedrooms and bathroom with overhead shower.
Further benefits include an easy to maintain rear garden and private driveway.

Council tax band B. EPC C. Available 9.11.26. Viewings highly advised.









the location



what the owners will miss



just a thought...