



# 3 Luxton Street

Easton, Bristol, BS5 0HT

## £1,400 PCM









Easton - A NEWLY DECORATED Spacious 2 Bedroom Property Situated on Luxton Street, The property comprises of a Lounge, Separate Diner, Kitchen and a downstairs WC and shower cubicle, 2X Good size Bedrooms, Main bathroom on the first floor, Benefits from Gas Central Heating, Clocal to local shops and Amenities, Unfurnished with no white goods AVAILABLE NOW -

EPC RATING D

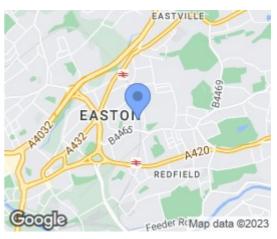
Council Tax Band A



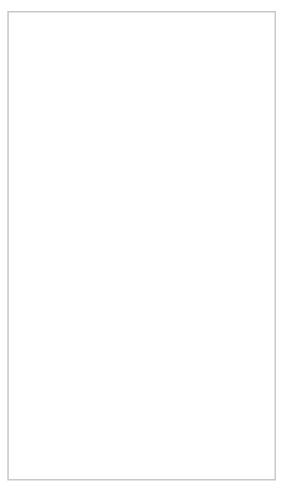




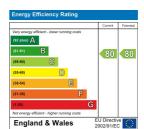
### Area Map



#### **Floor Plans**



## **Energy Efficiency Graph**



					-	urrent	Potentia
Very environme	ntally fr	endly - Ic	wer CO.	2 emission	1.5		
(92 plus) 🔼					14	00	-00
(81-91)	B					86	86
(69-80)	(	3					
(55-68)		D					
(39-54)			E				
(21-38)				F			
(1-20)				G	ı		
Not environmen	tally frie	nally - his	ther CO	emission	s		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

