



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

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