



# ASPIRE TO MOVE



## Orchard Road, Bristol, BS15

Situated close to Kingswood High Street and offering easy access to the A4174 Ring Road, the location is perfect for those looking for great amenities and transport links. Families will also appreciate the nearby OFSTED Good-rated schools, including Courtney Primary School, The Park Primary School, and New Horizons Learning Centre.

**£1,350 PCM**

# Orchard Road, Bristol, BS15

- Two bedroom house
- Garden
- Council tax band B
- Unfurnished
- Garage and allocated parking space
- Available now
- Holding deposit - £311.00

Aspire presents this much loved, modernised two bedroom home located in Kingswood.

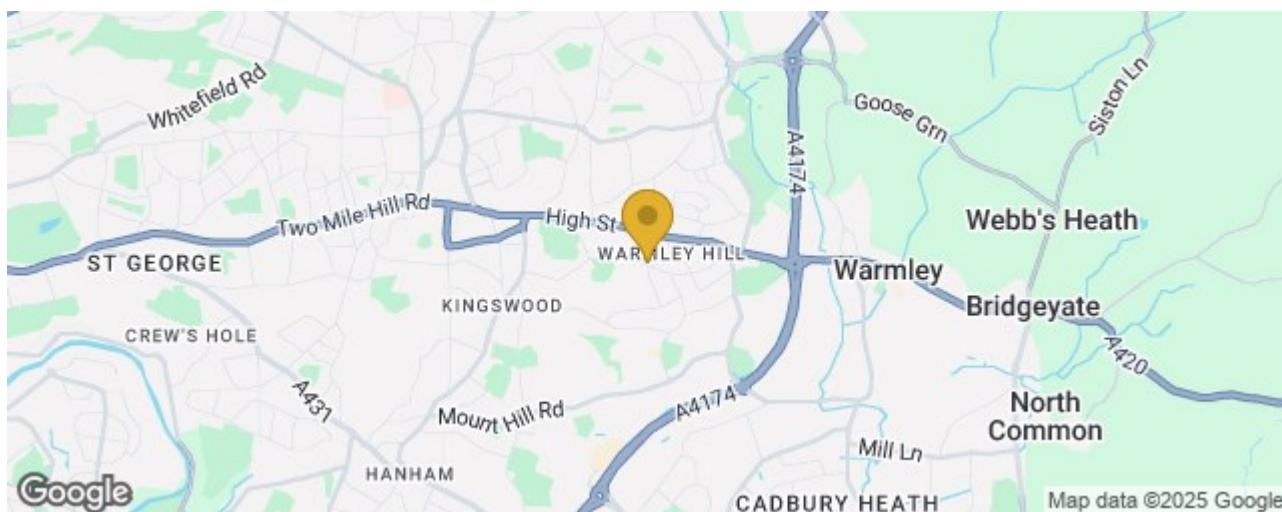
As you enter the property the kitchen is located to the front of the property, it has ample storage, including base and wall units and also a gas hob and cooker. The property does not have white goods provided but there is room for a washing machine and a fridge/freezer. The kitchen itself has large windows meaning it is a light room. To the back of the house, there is a large living room which is also linked to a conservatory through sliding doors. The conservatory is an enjoyable space and leads onto a beautiful garden. The garden is mainly laid to lawn and has a rear pedestrian access gate.

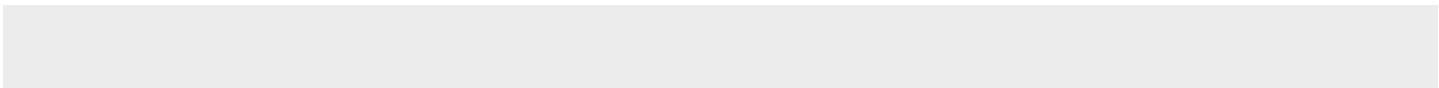
Upstairs the property benefits from two large double bedrooms. The main bedroom is located to the back of house and has built in wardrobes with shelving and hanging space. The newly renovated bathroom is located to the front of the house next to bedroom two, it has a shower over the bath, toilet and sink.

The property comes with a garage and one allocated space in front of it, which is located on a road opposite the property.

This property would best suit a professional couple, single professional or a small family with one child.

Council tax band - B - South Gloucestershire Council





# Floor Plan

GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



## TWO DOUBLE BEDROOM, HOUSE

TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	