



Eaton Close, Bristol, BS16 3XL

- GROUND FLOOR FLAT
- PRIVATE GARDEN
- ONE BEDROOM
- NEWLY FITTED KITCHEN
- NEWLY FITTED SHOWER ROOM
- LOUNGE
- PARKING X 1
- AVAILABLE NOW
- EPC - C
- HOLDING DEPOSIT - £219.00

M Coleman are pleased to bring to the rental market a one bedroom ground floor flat boasting a private courtyard garden and gas central heating.

Recently refurbished, the property offers an entrance hall that gives access to all rooms.

The lounge is located to the front of the property with a large picture window that floods the room with natural light. Access to the kitchen is from the lounge that has been designed to maximise useable space and is fully fitted with a range of new wall and base units, built in oven, hob and extractor, plus offered with a washing machine and fridge freezer. Windows overlook the rear court yard and a single door gives access.

The bedroom is a small double with a window looking out to the rear.

Completing the accommodation is a newly appointed three piece shower room offering a shower enclosure, wash hand basin and WC.

Externally the garden is laid to patio and enclosed by boundary fencing. To the front, there is the added benefit of one allocated parking space.

Fishponds remains one of Bristol's most popular residential areas, known for its independent cafés, shops and supermarkets along the high street, as well as nearby green spaces and cycle routes. Excellent bus links provide easy access to the city centre and surrounding areas, making it a convenient yet community-focused place to call home.

AVAILABLE NOW ON AN UNFURNISHED BASIS.

EPC - C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	













