



## Room 2 285 New Cheltenham Road

, Bristol, BS15 4RJ

**£850**



All Utility Bills And Council Tax Included PLEASE READ DO NOT PHONE If you are interested in viewing this property please send us an alert through Rightmove / Zoopla using the Email Agent/request details option on their site. We will then respond with a brief questionnaire. On receipt, we will then contact you. Oak Estate Agents are delighted to present this large, just refurbished property with nine double bedrooms (all 9 with en-suites) finished to a high standard in Kingswood. No Smokers, Single Occupancy Only



**Room 2 9'1" x 11'6" (2.78m x 3.52m )**

Double glazed window, radiator, double bed, drawers and wardrobe. En Suite, shower, wash hand basin, towel rail radiator, WC

**Shared Kitchen**

Double glazed window overlooking the front, one and a half bowl single drainer stainless steel sink unit, selection of wall and base units with work tops over, two fridge freezers, dish washer, two electric hobs, ovens and extractor fans, opening to

**Lounge Area**

Double glazed window, radiator.

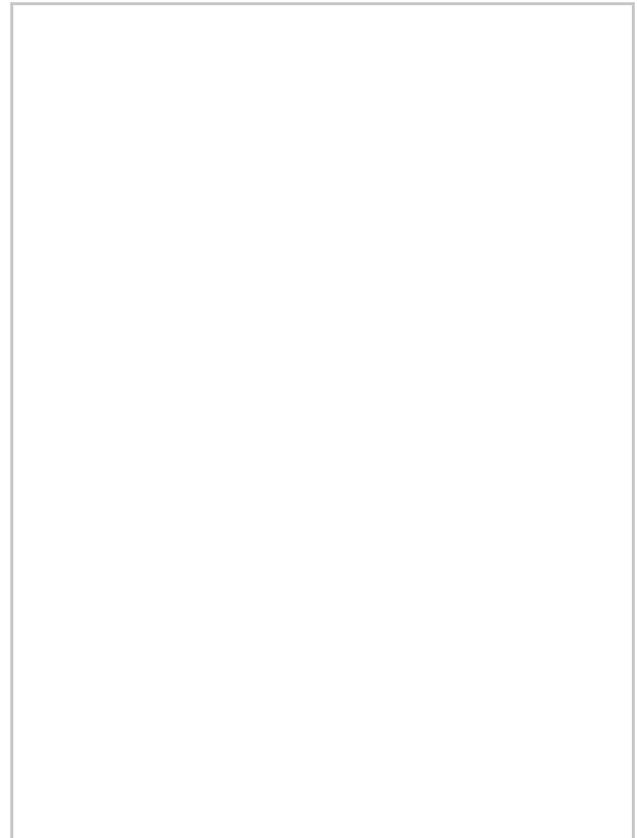
**Outside Laundry Room**

Two washing machines and two tumble dryers, WC

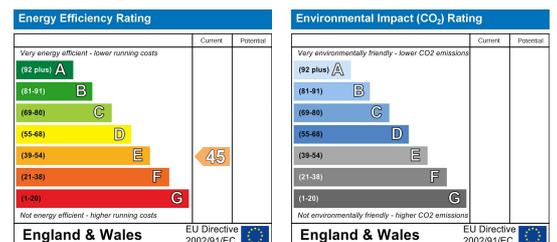
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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

31 High Street, Kingswood, Bristol, BS15 4AA

Tel: 0117 967 9102 Email: oakestateagents@googlemail.com <https://www.estateagentskingswood.co.uk>