

# HUNTERS®

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## The Ridings

Bristol, BS13 8NU

£1,300 Per Month



Hunters Estate Agents are pleased to bring to the rental market this fully furnished modern and tastefully decorated 2 bedroom mid terraced property situated in a quiet cul-de-sac location. The property comprises of a lounge, kitchen equipped with integrated Oven & Hob, Fridge Freezer, freestanding Washing Machine and dishwasher, two bedrooms and bathroom. The property also benefits from have a low maintenance rear garden, gas central heating and double glazed windows and doors. Available Immediately.

Salary Requirements: £39k

No Smokers

No Pets



**KITCHEN** 11'11"M x 7'7"M (3.62M x 2.316M)  
Entering the property through double glazed entrance door, leading into the Kitchen. Double glazed window to the front. Matching wall & base units. Wall mounted combi boiler. Integrated Gas hob, Electric Oven and Fridge / Freezer, free standing washing machine and dishwasher. Wall mounted extractor hood. Tiled floor. Ceiling spotlights. Wall mounted radiator. Access to the lounge.

**LOUNGE** 11'11" x 17'1" (3.63 x 5.21)  
Leading into the Lounge from the Kitchen. Double glazed window to the rear. Stairs leading to the 1st floor. 1 x double sofa bed, 1 x single sofa bed, 1 x coffee table, 1 x tv unit. Wooden flooring. Ceiling spotlights. Gas fireplace. Access to the Conservatory. Smoke alarm. Wall mounted radiator x 2.

**CONSERVATORY** 10'10" x 13'3" (3.30 x 4.04)  
Leading from the lounge into the conservatory. Double glazed windows around to the top of the room. Wood effect flooring. 2 x ceiling strip lights. Sofa. Dining table & chairs. Double glazed patio doors leading to the rear garden. Wall mounted radiator.

**LANDING**  
Leading from the staircase in the lounge, up to the 1st floor landing. Loft hatch. Ceiling spotlights. Access to the bathroom and 2 bedrooms. Carpet.

**BATHROOM** 4'6" x 7'10" (1.38 x 2.40)  
Leading from the landing into the bathroom. Double glazed frosted pane window to the front. WC with cistern. Bath with side panel. hot & cold taps, mains plumbed shower with wrap around shower curtain fitting. Wall mounted sink unit with hot & cold taps. Wall mounted mirror. Ceiling spotlights. Wall mounted towel radiator. Tile effect flooring.

**BEDROOM 2** 6'10" x 10'10" (2.09 x 3.30)  
Leading from the landing into bedroom 2. Double glazed window to the front. Carpet. Ceiling spotlights. Metal frame double bed and mattress. Multi draw unit. Wall mounted radiator.

**BEDROOM 1** 8'10" x 13'6" (2.69 x 4.12)  
Leading from the landing into the front bedroom. Double glazed window to the front. Carpet. Wall mounted radiator. Ceiling spotlights. Walk in wardrobe area with clothes pole (1.051m x 1.482m). Storage cupboard. 2 x single bed frames with mattress. Wall mounted mirror.

**REAR GARDEN**  
Leading from the conservatory into the rear garden. Patio throughout. Low level seating area. Low maintenance Fence / Wall surrounding.

**FRONT GARDEN**  
To the front of the property is a lawn area with a concrete path leading to the front door.

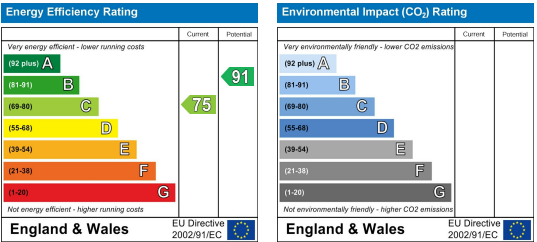
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.