

Forest Edge, Hanham, South Glos, BS15 3PP

£1,900



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Council Tax Band: D

Welcome to Forest Edge, a delightful recently refurbished three bedroom semi detached home in Hanham. With a new kitchen, new bathroom and new carpets and having been redecorated this will make an ideal family home.

The property also has the advantage of off street parking for several vehicles and a garage.

Contact us to arrange a viewing.

Sorry but NO SHARERS and NO PETS.

A combined income in excess of £65,000 pa is required for this property.
Full referencing and ID checks will apply.

Rent £1900 pcm
Holding Deposit £435
Deposit £2190

Porch

uPVC sliding double glazed doors. Frosted uPVC side window. Tile floor.

Hall

Understairs storage. Radiator. uPVC double glazed front door. Wood flooring.

WC

Under stairs. Low level WC. Extraction fan.

Lounge

14'4" x 12'11" (4.37 x 3.96)

Large uPVC double glazed bay windows. Feature fire place. TV Point. Radiator. Sliding doors to dining room.

Dinning Room

12'10" x 10'5" (3.93 x 3.18)

uPVC double glazed patio doors to rear garden. Radiator.

Kitchen

15'0" x 8'11" (4.58 x 2.72)

Wall and floor mounted storage units. Integrated Fridge, freezer and dish washer. Washing machine. Electric oven and hob. Stainless steel sink and drainer. Stainless steel cooker hood with diffuser. Laminate flooring. uPVC double glazed windows. uPVC double glazed rear door.

Rear Porch

uPVC double glazed rear porch with cupboard housing combo boiler.

Landing

uPVC double glazed window.

Bedroom 1

13'10" x 11'2" (4.23 x 3.41)

To the front of the property. uPVC double glazed bay windows. Radiator. Fitted wardrobes.

Bedroom 2

12'11" x 11'2" (3.96 x 3.41)

uPVC double glazed windows. Airing cupboard. Radiator.

Bedroom 3

9'4" x 7'5" (2.85 x 2.27)

uPVC double glazed windows. Radiator.

Bathroom

8'11" x 7'5" (2.72 x 2.28)

Two frosted double glazed windows. Panel bath. Walk in shower. Basin on pedestal. Low level WC. Part tile walls.

Garage

15'11" x 8'3" (4.86 x 2.54)

Up and over door. Power supply.

Rear Garden

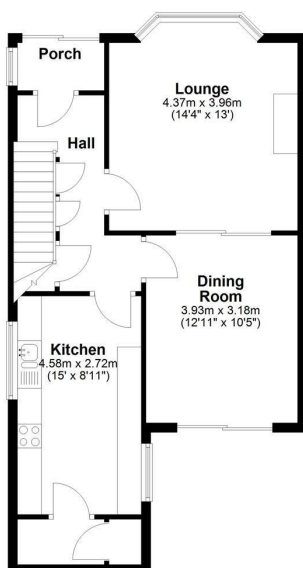
With patio, lawn and established shrubs. Also a green house and garden shed. A great outside space and a treat for any gardeners.



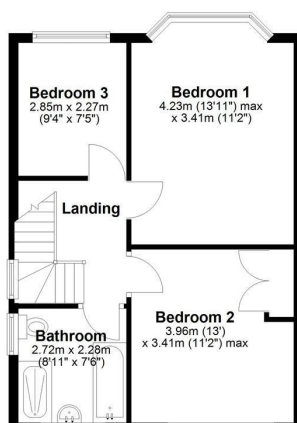




Ground Floor



First Floor



Energy Efficiency 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		
England & Wales		EU Directive 2002/91/EC