



**Butlers Close, Bristol,
BS5**

£1,200 per month

Property

Entrance Hall

Answer phone system for front door entry, cupboard with storage and also housing the hot water cylinder.

Sitting Room/Dining Room

21' x 11'2" (6.4m x 3.4m)

Juliet balcony with views overlooking the River Avon, 2 panel heaters, and an opening to the kitchen.

Kitchen

10' x 6'1" (3.05m x 1.85m)

Modern wall and floor units with laminated work surfaces and tiled splash backs, ceramic hob with splash backs and oven under, cooker hood.

Bedroom 1

11'7" x 10'7" (3.53m x 3.23m)

Window to the front, fitted wardrobe.

Bedroom 2

10'7" x 6'9" (3.23m x 2.06m)

Window to the side with views of River.

Shower Room

Refitted suite comprising Shower cubicle with electric shower, vanity wash basin with cupboard under, wc, tiled walls to compliment, heated towel rail, extractor fan.

Allocated parking for two cars

Charges

Council Tax Band: B

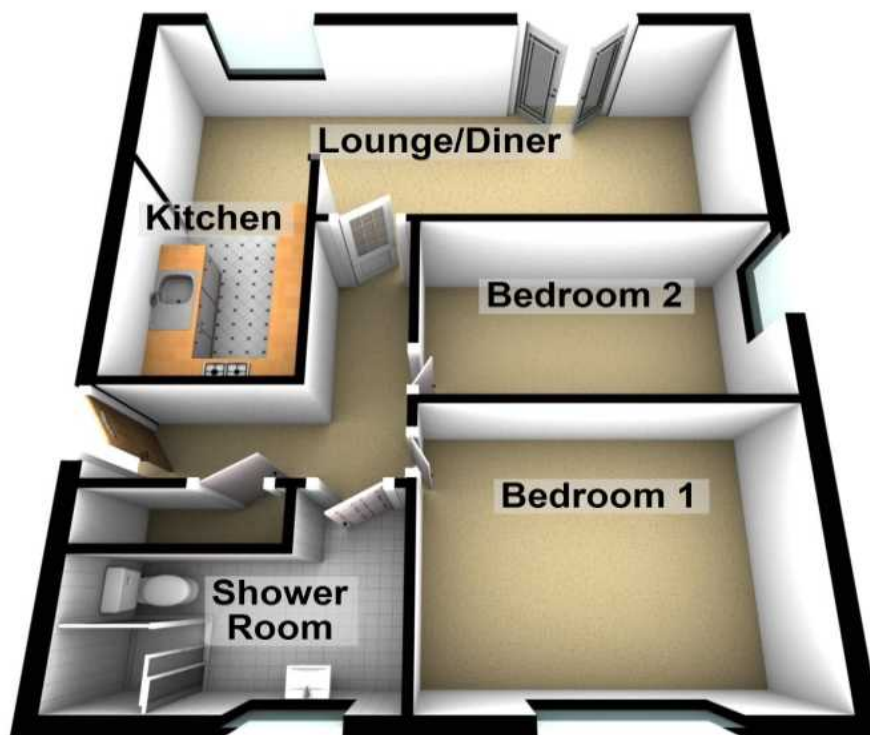
EPC Rating: C

Local Authority:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

First Floor



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