



SARAH CLARK
PROPERTY CONSULTANTS

41 |
CHANDOS ROAD, BRISTOL, BS6 6PQ

This beautiful period home is situated in an excellent location on the sought after Chandos Road and close to the amenities on Whiteladies Road and the Downs, this is a great area for families.

Homes such as this are very rare to the rental market. With an eclectic mix of period features and modern touches this very spacious and comfortable home is designed to meet all the requirements of the busy family.

The accommodation includes; on the ground floor is a newly fitted and fully equipped kitchen/dining room which is simply stunning and includes an induction hob, integrated electric oven and washing machine, and a vast array of very stylish storage cupboards. This floor also includes a handy guest loo and two good sized storage rooms.

On the hall floor to the front of the property is a lovely bright lounge with bay window overlooking the front garden, to the rear is the second reception room and there is also a utility room housing the boiler, washing machine and dryer. On the half landing is another guest loo.

The first floor has the master bedroom to the front of the property and a good sized



Features

- Available Now
- 5 Bedroom Family Home
- Brand New Kitchen
- Two Reception Rooms
- Electric Car Charging Point
- Sought after Redland Location
- Off-Street Parking
- Sorry No Sharers





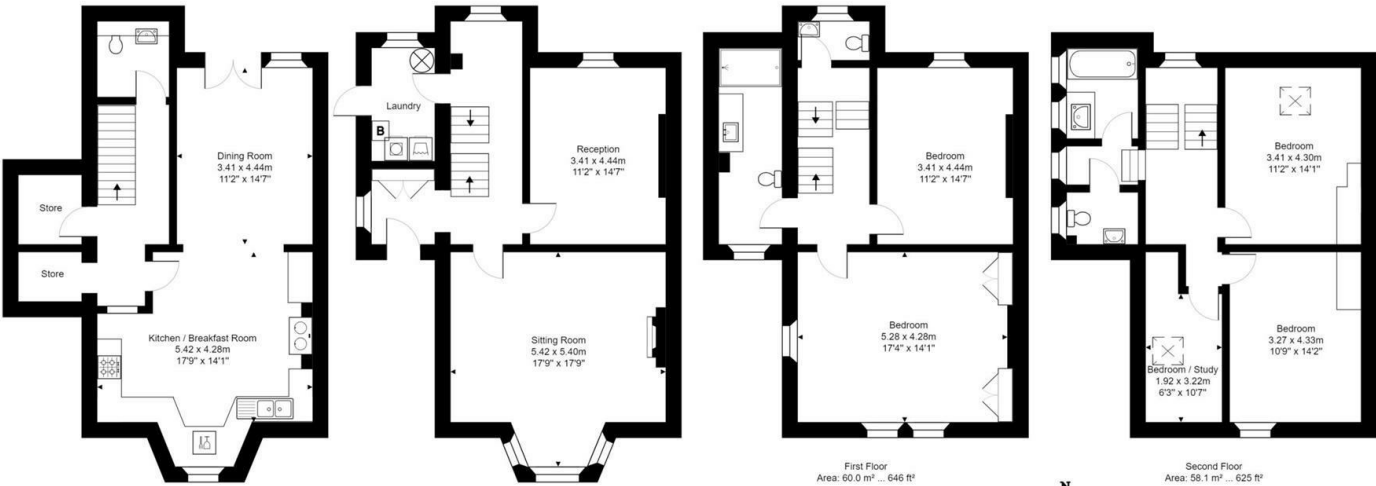
TENURE

SERVICES

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LOCAL AUTHORITY

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Total Area: 239.4 m² ... 2577 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 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	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.