SARAH CLARK
PROPERTY CONSULTANTS

25
CRANBROOK ROAD, BRISTOL, BS6 7BL

This stunning family home is available now - only available to families unfortunately due to licencing regulations.

This lovely home offers great size living accommodation and includes on the ground floor a formal sitting room, snug, dining room and kitchen, utility room and wet room. Then on the upper floors 6 bedrooms one with en-suite and a separate family bathroom.

Outside to the front is off-street parking for numerous cars and to the rear a garden with patio and lawn and potentially a garden room (arrangements to be discussed).

The house is beautifully presented and fully equipped throughout to provide every comfort the modern family will require.

Located in the popular Redland area and close to all the amenities on Gloucester Road with its range of independent shops, cafes and restaurants. Houses like this are very rare to the rental market.

Sorry families only can be considered due to licencing arrangements.
Rent = £3750 pcm
Deposit = £4326
EPC = D
Council Tax = E
Minimum 12 month tenancy.
Some furnishings can be left if required.

Features

- Available April 2024
- Beautiful Family Home
- Spacious Living Accommodation
- Six Bedrooms
- Three Bathrooms
- Plentiful Off-Street Parking
- Rear Garden
- Popular Redland Location

Sitting Room
13'10" x 17'3" (4.23 x 5.27)

Dining Room
12'8" x 14'4" (3.88 x 4.39)

Snug
9'1" x 13'9" (2.79 x 4.21)

Kitchen
10'3" x 14'4" (3.14 x 4.39)

Utility
7'6" x 9'6" (2.30 x 2.92)

Bedroom
13'6" x 17'3" (4.12 x 5.27)

Bedroom
12'8" x 12'4" (3.88 x 3.76)

Bedroom
9'6" x 13'9" (2.90 x 4.21)

Bedroom
10'5" x 14'4" (3.20 x 4.39)

Bathroom

Bedroom
10'5" x 14'4" (3.20 x 4.39)

Bedroom with En-suite
14'5" x 15'9" (4.41 x 4.81)

Garden Studio
17'11" x 10'4" (5.47 x 3.16)

Total Area: 259.0 m² ... 2788 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.
www.inovusproperty.co.uk

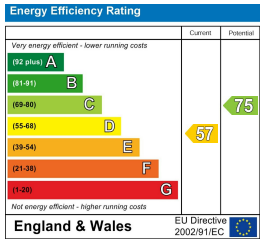
TENURE

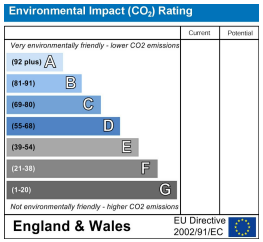
SERVICES

Customise to type text here

LOCAL AUTHORITY

Customise to type text here





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.

SARAH CLARK
PROPERTY CONSULTANTS

t: 0117 4522400
Sarah Clark Property Consultants
159B Whiteladies Road, Clifton, Bristol BS8 2RF
www.sarahclarkproperties.co.uk