



**Lincombe Road, BRISTOL, BS16 5UB**

**£1,650 per month**

*Unfurnished*

# Lincombe Road, BRISTOL, BS16 5UB

To the ground floor, you're greeted by the entrance hall, offering access to the first floor, lounge and the ground floor wc. The lounge is to the left hand side and enjoys a bay window illuminating the room with natural light. Through double doors to find the Kitchen/Diner. The contemporary kitchen provides a variety of wall and base units, patio doors and a view over the rear garden. The kitchen also includes,

Washer Drier  
Integrated Dishwasher  
Fridge Freezer  
Five Ring Gas Hob  
Electric Oven

Upstairs to the first floor to find the sumptuous bathroom, with shower over bath, wc and sink, with partial tiling to the walls and vinyl flooring. Bedrooms Two & Three are both double rooms offer neutral décor and are carpeted.

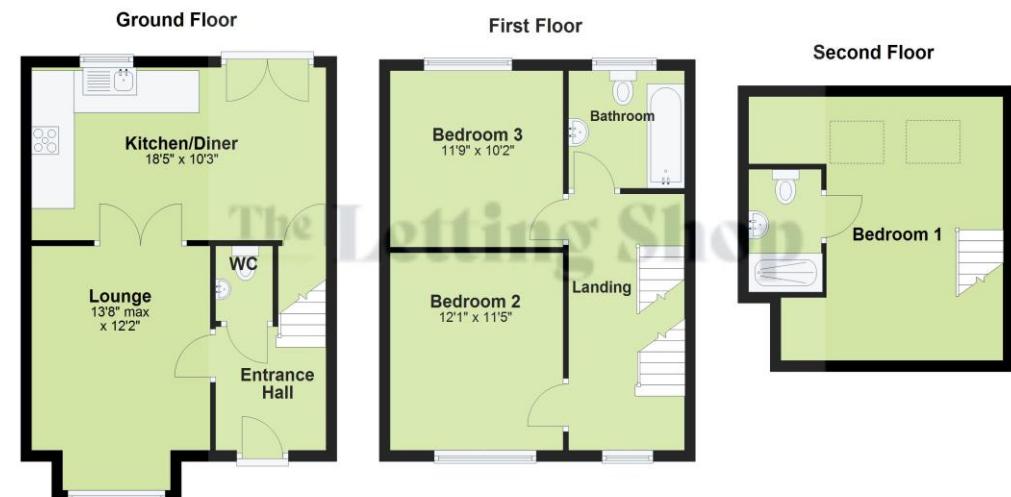
Upstairs again, to the main bedroom with ensuite shower room. This room again is full of natural light from the skylight windows finished with wood effect flooring.

Outside space is offered via the gravelled front garden and rear garden. The rear garden offers a raised planting area, lawn, patio along with rear access.

This three bedroom family home, is available now and offered unfurnished.

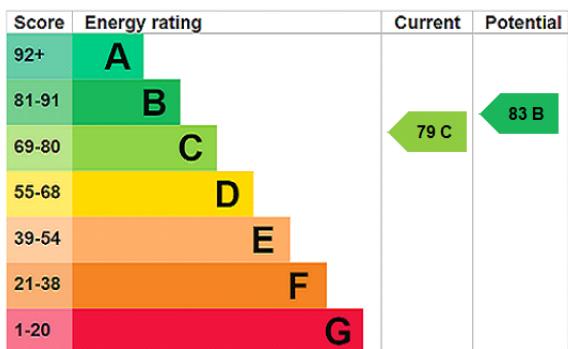
Council Tax Band : C  
Holding Deposit : £380  
Security Deposit : £1,903

- Unfurnished
- Three Bedrooms
- Modern Bathroom
- Downend Location
- Beautifully Presented
- Set on Three Floors
- Bay Window
- Gas Central Heating
- Offered Unfurnished
- Stylish Kitchen
- Available Now



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.





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### Disclaimer

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