



House 'To Let'

£1,650 PCM

Beech Leaze, Alveston



#### KEY FEATURES

Semi Detached House - Convenient For All Village Amenities - Entrance Hall - Fitted Kitchen With Washing Machine and Dishwasher - Lounge - Dining Room - Conservatory - Ground Floor Bedroom - Cloakroom/Utility - Two First Floor Bedrooms Both With En-Suite Bathrooms (Showers Over Bath) - Enclosed Garden - Single Garage - Off Street Parking - Gas Central Heating - Double Glazing  
**EPC - G - DEPOSIT £1903.00**



## Description

Situated in the heart of Alveston and within easy reach of all the local amenities including a parade of shops in Greenhill Road, St Helens Primary and Marlwood Secondary School, is this versatile three bedroom property. There are two en-suite double bedrooms along with a ground floor bedroom with a cloakroom/utility with shower cubical. In addition are two separate receptions, a conservatory that is useable all year round and a smart fitted kitchen. Outside the garden is enclosed and laid mainly to lawn, there is a single garage which can be accessed via the rear garden and off-street parking. Benefits includes double glazing and gas central heating. Available 19th September.



## Situation

Alveston is situated to the north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the city centre – ideal for commuters. The Severn Bridge and the M48 (M4/South Wales) is 4.6 miles to the west. The village boasts an excellent secondary school [www.marlwood.com](http://www.marlwood.com) and St Helen's Primary School. There is a rank of shops at the heart of the village with an award-winning butcher, post office and other stores, one public house and two hotels. The market town and local centre of Thornbury is 1.3 miles to the north.



## Local Authority & Council Tax

Council Tax Band - D



## Contact & Viewing

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## Floorplan



## Additional Photos



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