



# Bristol SU Lettings



7 The Avenue, Bristol, BS7 9AF

£155 Per Week



1 small student room available for academic year 24/25 and students or visiting academics welcome over the summer from now until 31st August 2024. The resident landlady is looking for 4 lodgers to join her in her home. Rent includes utility bills, Wi-Fi, cleaning of room and communal areas and laundry of bedding (bedding is provided). **NON SMOKERS ONLY**. The house has gas central heating and a washing machine. Lodgers may prepare their own meals in the kitchen. Ideal for students wishing to have a safe, clean, comfortable, homely, quiet place to study, relax and sleep. The house is in a quiet area, a few minutes' walk from beautiful St. Andrews Park and the Gloucester Road. The landlady has a PhD in Physics and works from home as a tutor of maths, English and science. She has 16 years of hosting experience. There are easy and quick public transport links to the main university, UWE and the city centre. The distance to the university or city centre can easily be walked. All rooms are single occupancy only. 2 smaller rooms for £155 inc bills per week and two very large rooms inc bills for £170 per week.

- Rooms available in resident landlady's home
- Available for academic year 24/25
- Gas central heating, washing machine, double-glazed
- Friendly experienced host
- Two smaller rooms for £155 per week and two very large rooms for £170 per week
- Includes utility bills, WiFi and cleaning
- Also available short term from now until 31st August 2024
- On street parking
- Great Location

