

**annejames**

Experts in property since 1991  
Sales lettings & property management



**Monthly Rental Of £875.00**

**2A John Street Kingswood Bristol BS15 8BT**

**\*Refurbished Semi detached Bungalow\***

**\*One Bedroom\***

**\*Open plan living\***

**\*Bathroom\***

**\*Electric central heating\***

**\*Available now Email enquires to info @annejames.co.uk\***



**zoopla.co.uk**

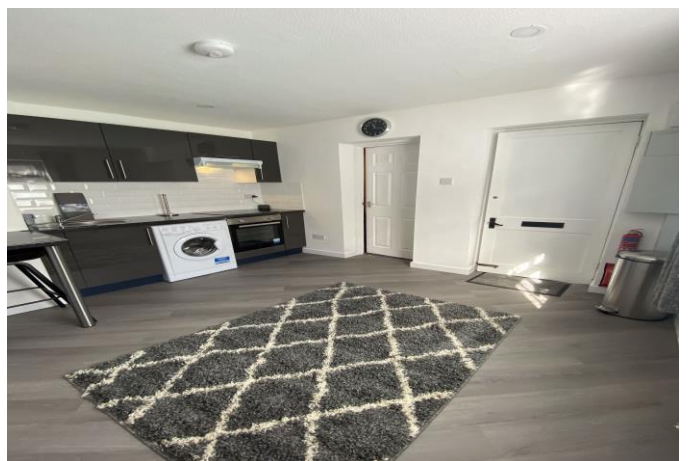


**PrimeLocation.com**

**89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF**

**Tel: 0117 9328611**

**[www.annejames.co.uk](http://www.annejames.co.uk)**



The accommodation comprises more fully as follows: - (all measurements are approximate)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

2a John Street  
Kingswood  
BRISTOL  
BS15 8BT

Energy rating

**E**

Valid until: **22 March 2033**

Certificate number: **2669-9191-8418-2110-2327**

Property type **Semi-detached bungalow**

Total floor area **22 square metres**

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

