



£4,050 PCM Filton Avenue | Filton | Bristol | BS34 7HB

[www.kendallharper.com](http://www.kendallharper.com) | [lettings@kendallharper.com](mailto:lettings@kendallharper.com)

Kendall Harper



A recently renovated student house finished to an exceptional standard throughout and sure to be popular for students attending UWE.

The accommodation briefly comprises a downstairs double bedroom, sitting room and a modern kitchen/diner to the ground floor.

On the first floor there are three double bedrooms and a modern shower room. On the top floor there is a further shower room and two further double bedrooms.

To the outside there is driveway parking for two cars at the front of the property and a private garden to the rear.


The property was renovated in 2020 and has modern furniture throughout and each bedroom has a double bed, chest of drawers, wardrobe, desk and chair and a wall mounted TV.

Available on 22nd July 2024 and viewings are highly recommended!







| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

