



£4,050 Per Month Lawn Road | Fishponds | Bristol | BS16 5BA

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Kendall Harper

STUDENT LET - AVAILABLE 25th September - A recently renovated six bedroom house finished to an exceptional standard throughout. The recent renovation includes new electrics, a new central heating system, new modern kitchen and appliances, new modern bathrooms and new flooring and furniture throughout.

On the ground floor the accommodation comprises an entrance hall, a double bedroom with an en suite shower room, a spacious sitting room and a large modern fitted kitchen/diner equipped with appliances.


On the first floor there are three double bedrooms and a shower room and on the second floor there are two further double bedrooms and a further shower room.

Each bedroom comes with a double bed, built-in wardrobe, desk and chair, chest of drawers and a wall mounted TV. To the outside the property has a landscaped private rear garden.

The property is available on 25th September 2024 for an 11 month tenancy, terminating on the 24th August 2025. 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 2002/91/EC	

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