



£3,500 PCM Sommerville Road | Bishopston | Bristol | BS7 9AA

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

Kendall Harper

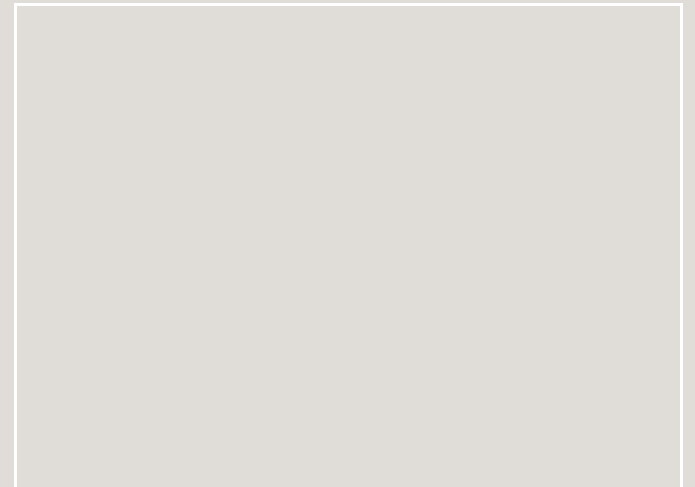
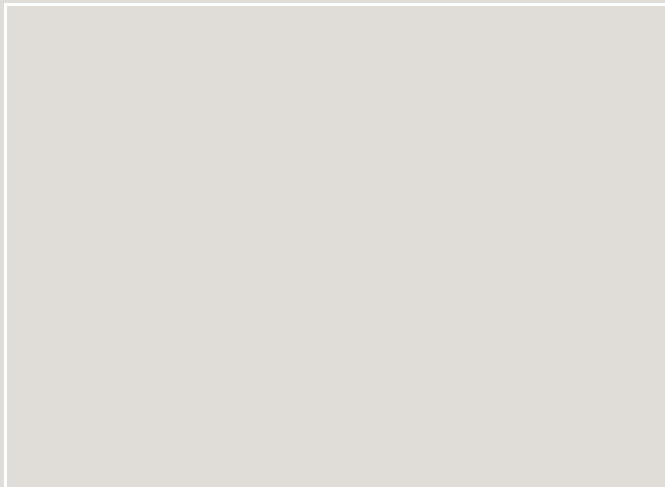
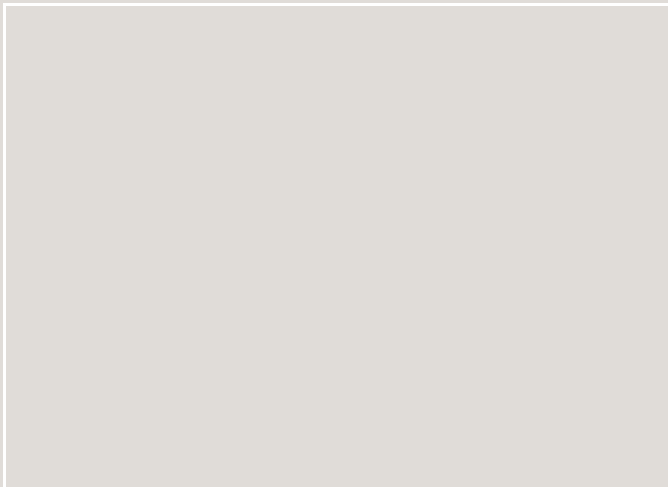
## Sommerville Road | Bishopston | Bristol | BS7 9AA


**STUDENT PROPERTY** - A superb five bed maisonette situated in an excellent location in Bishopston, close to the convenient amenities on Gloucester Road.

The accommodation is arranged over two floors and comprises a large living room, an eat in sized kitchen/diner, a shower room and a double bedroom on the first floor. On the second floor there are four further double bedrooms.

The property is situated ideally for both University of Bristol and UWE students and is available on 8th July 2024. 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>	<b>57</b>	<b>63</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	

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.

