



**£2,000 Per Month** Queens Road | Ashley Down | Bristol | BS7 9HY

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**Kendall Harper**

Welcome to this charming property located on Queens Road in the sought-after area of Ashley Down, Bristol. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With three cosy bedrooms, including two double bedrooms and one single bedroom, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The modern extended kitchen/dining/family room is a standout feature of this property, providing a bright and spacious area for cooking, dining, and spending quality time together. The bi-folding doors leading to the South facing private rear garden bring the outdoors in, creating a seamless transition between the indoor and outdoor living spaces.


In addition to the main living areas, this property offers two further reception rooms, providing flexibility for various uses such as a study, playroom, or additional living space to suit your needs.

The modern family bathroom is equipped with both a bath and a separate shower cubicle, offering convenience and luxury for your daily routines.

The property is available for a fixed term of 12 months and is offered on a furnished basis. Contact us today to arrange a viewing and experience the charm of this lovely property on Queens Road.





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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