



**£1,650 PCM** Ashley Down Road | Ashley Down | Bristol | BS7 9JT

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**Kendall Harper**

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FULLY BOOKED FOR VIEWINGS A recently refurbished three bedroom end of terrace house in excellent condition throughout and situated close to the convenient amenities on Gloucester Road as well as within walking distance to Brunel Field and Ashley Down Primary Schools.

The accommodation briefly comprises an entrance hall with storage cupboard and a modern fitted handmade kitchen with modern appliances which is open plan to a spacious lounge/diner. On the first floor there are two double bedrooms, a single bedroom and a modern fitted bathroom.

To the outside there is a South facing private rear garden and an allocated off street parking space. The property benefits from recently installed electrics and a recently installed gas central heating system, a recently fitted kitchen, a recently fitted modern bathroom and recently installed flooring throughout. Available in August 2024 to a professional couple or a family and viewings are highly recommended!





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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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