



£1,800 PCM Trubshaw Close | Horfield | Bristol | BS7 0AD

www.kendallharper.com | lettings@kendallharper.com

Kendall Harper

Welcome to this delightful modern three-bedroom house located at in the charming area of Horfield, Bristol, where the landlords have recently undertaken extensive renovations. Nestled in a peaceful cul-de-sac within a contemporary housing estate, this property offers a perfect blend of comfort and convenience.

The accommodation comprises of an entrance hall with WC and storage cupboard, sitting room, a modern kitchen/diner with integrated appliances and doors leading to the conservatory.

On the first floor of the property is a master bedroom with fitted wardrobes and an ensuite shower room, a further double bedroom with fitted wardrobes, a single bedroom and a family bathroom. To the outside of the property there is driveway parking for two cars and a single garage, as well as a private rear garden to the rear of the property.

With convenient amenities just a short distance away on Gloucester Road, this property will make a beautiful home for a family or professional couple!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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.

