



£2,700 Per Month Hazel Grove | Horfield | Bristol | BS7 0NG

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Kendall Harper

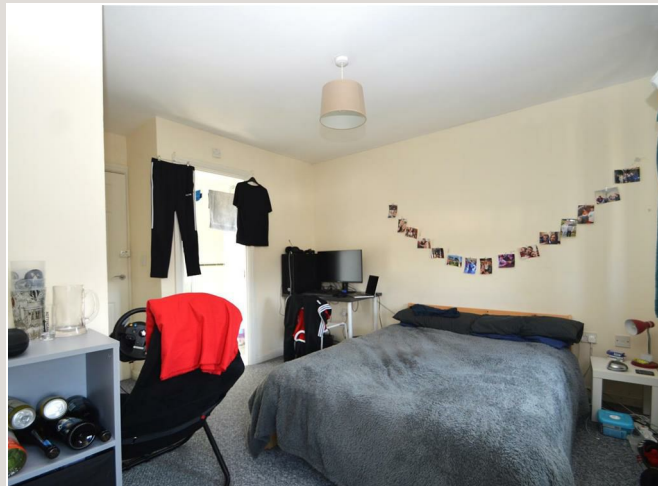
STUDENT PROPERTY - A superb four bedroom town house finished to a modern standard throughout.

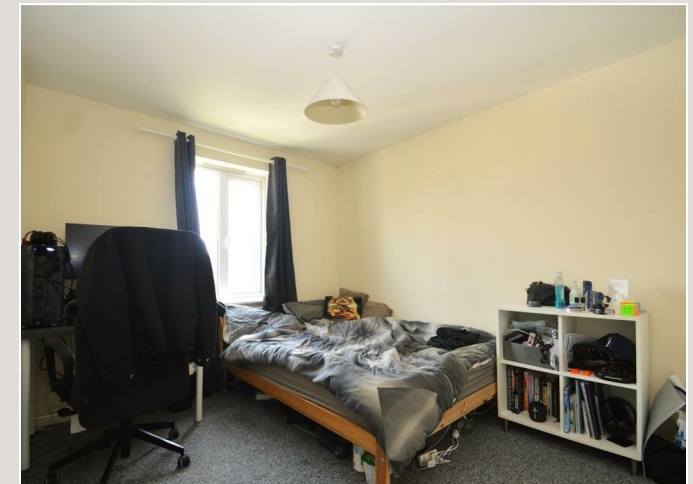
The accommodation comprises an entrance hall, downstairs WC, modern fitted kitchen/diner with doors to the private garden, as well as a downstairs double bedroom.

On the first floor there is a spacious living room and a double bedroom and on the second floor there is a master bedroom with an en suite bathroom, a further double bedroom and a modern bathroom.

Externally the house benefits from a private rear garden. Further benefits include gas central heating, double glazing and modern furniture throughout.

This house is a must for any UWE students looking for a house which is finished to the highest standard! Available on 27th July 2026 and viewings are highly recommended!

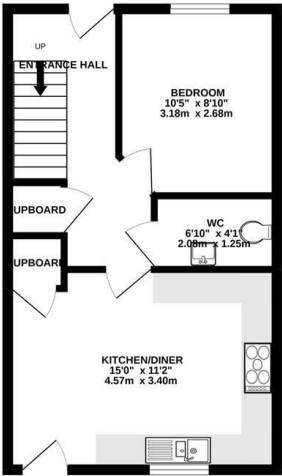




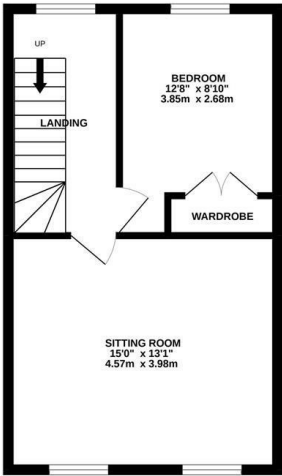
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

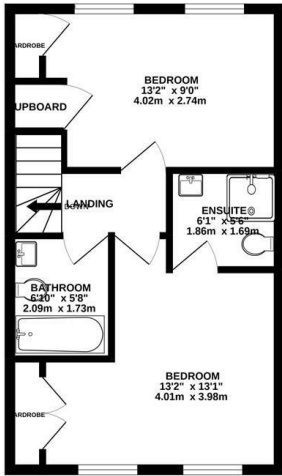
GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.