



**£2,800 Per Month** Bedminster Road | Bedminster | Bristol | BS3 5PD

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**Kendall Harper**

STUDENT PROPERTY - A superb four bedroom, two bathroom maisonette that has been recently refurbished to a high standard throughout.

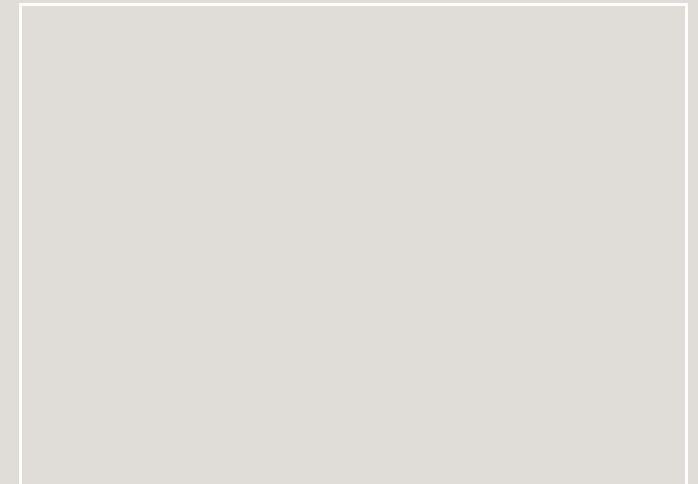
The accommodation briefly comprises an entrance hall and utility area with stairs leading up to the first floor of the property where you will find a modern open plan lounge/kitchen, a modern shower room and two good sized double bedrooms.


On the second floor of the property there is a further modern shower room and two further double bedrooms.

The property benefits from modern furniture, double glazing, gas central heating and a high EPC rating. Situated ideally for access to UWE's Bower Ashton Campus and available on 3rd July 2026. Viewings are highly recommended!







| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            | <b>81</b>                  | <b>81</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>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

