



£1,300 PCM Fifth Avenue | Horfield | Bristol | BS7 0LP

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Kendall Harper

A well-presented two bed ground floor flat with a private rear garden, situated in this quiet cul de sac in Horfield.

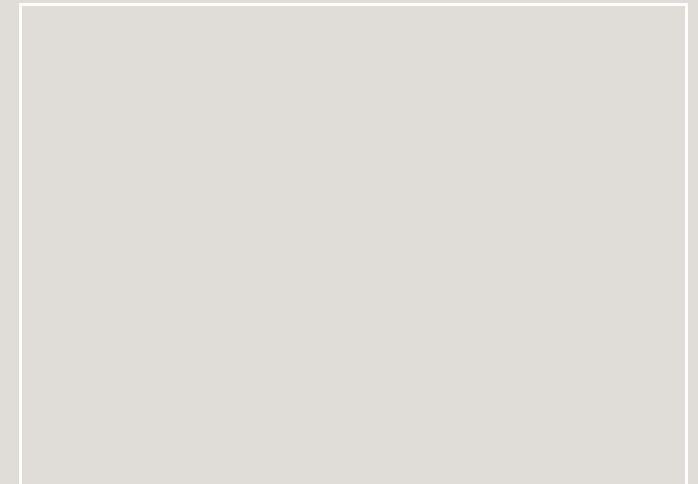
The property well presented throughout and the accommodation briefly comprises an entrance hall, a spacious double bedroom with a bay window to the front aspect of the property, a modern bathroom with a bath and shower over, a sitting room which is open plan to the modern fitted kitchen as well as a further double bedroom.


The appliances that come with the kitchen include an electric oven and hob, fridge/freezer, washing machine and dishwasher.

To the outside the property benefits from a private rear garden with a decked area and laid to lawn as well as an allocated parking space to the rear of the property.

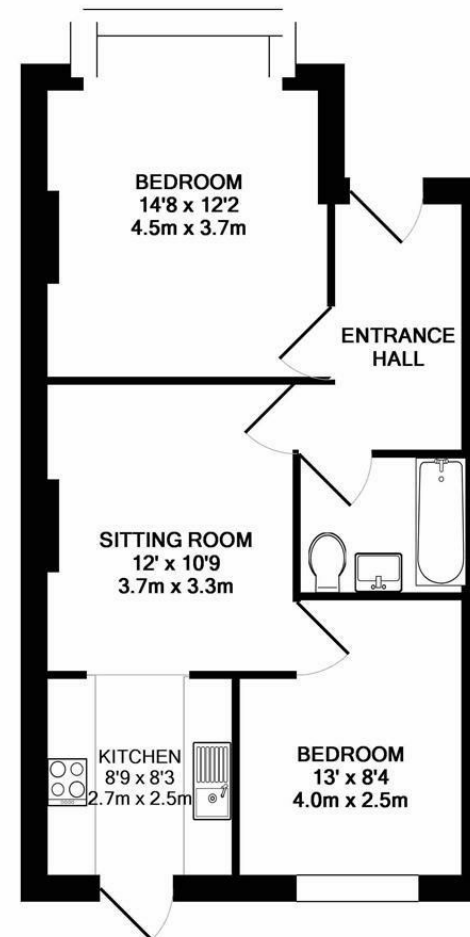
Available on 15th December 2025 and viewings are highly recommended!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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.



TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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