



**£3,375 PCM** Gloucester Road | Horfield | Bristol | BS7 8UG

[www.kendallharper.com](http://www.kendallharper.com) | [lettings@kendallharper.com](mailto:lettings@kendallharper.com)

**Kendall Harper**

**STUDENT PROPERTY - FLEXIBLE TENANCY AVAILABLE OF BETWEEN 10 AND 12 MONTHS** - A spacious and well-presented five double bedroom, two bathroom, Victorian terraced student house situated in an excellent location close to the convenient amenities on Gloucester Road, with good transport links to UWE Frenchay Campus and central Bristol.

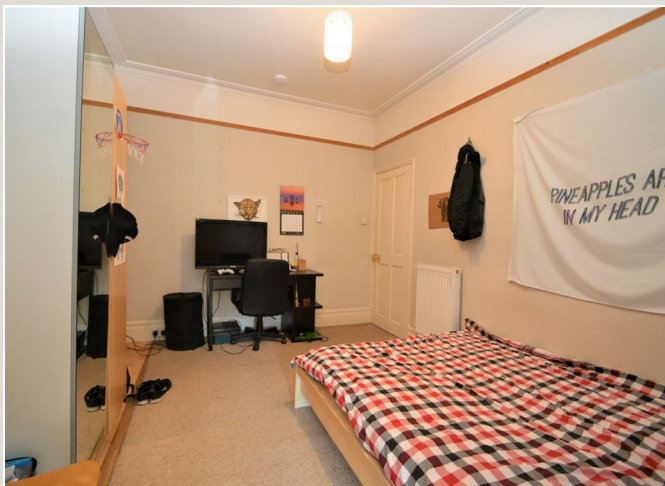
The accommodation comprises an entrance hall, a large double bedroom with bay window, a second double bedroom with an ensuite bathroom, a living room with stripped wooden flooring and a recently fitted modern kitchen to the ground floor.



On the first floor there are three further double bedrooms and a bathroom with bath and separate shower cubicle.

The property benefits from gas central heating and has a low maintenance private garden.

The property is available on 1st September 2025 for a flexible initial tenancy term of between 10 and 12 months. Viewings are highly recommended!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 

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