



## 28a Sutherland Avenue, Downend, Bristol, BS16 6QJ

£1,650 PCM

**\*\*PLEASE DO NOT CALL TO BOOK AN APPOINTMENT, PLEASE EMAIL US AT [INFO@BRUNTANDFUSSELL.CO.UK](mailto:INFO@BRUNTANDFUSSELL.CO.UK) WITH THE NAME AND DETAILS OF TENANT, INCLUDING EMPLOYMENT INFORMATION AND SALARIES TO HELP US ENSURE REFERENCING REQUIREMENTS ARE MET BEFORE VIEWINGS TAKE PLACE\*\***

Available the end of May, is this fine three bedroom detached house with mature enclosed garden, garage and ample off-street parking. The property briefly comprises hallway, lounge, dining room, fitted kitchen, rear lobby (leading to garage and garden) landing, three bedrooms and family bathroom. Situated on this popular road close to the amenities of Downend, schools, bus routes and King George V playfield. Energy Rating D. Council Tax D.

- Detached House
- Three Bedrooms
- Large Garden
- Available Late May/Early June
- Gas C/H & D/g
- Energy Rating D

### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



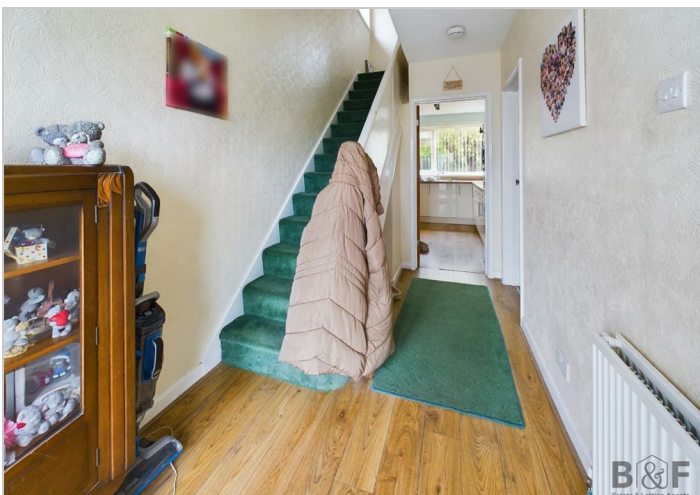
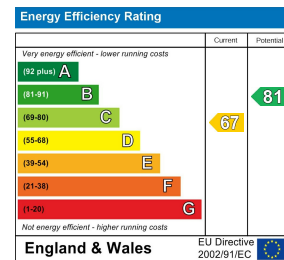
## Floor Plan



## Area Map



## Energy Efficiency Graph



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