



16 Rugby Road, Bristol , Somerset BS4

£1,500 Per Month



- Three double bedrooms house
- Downstairs bathroom
- Lovely garden
- Council Tax B
- Security deposit £1730
- Modern kitchen with white goods included
- Separate toilet
- EPC D
- Ideal for a professional couple or a family
- Holding deposit £346

Nestled in the vibrant area of Brislington, Bristol, this charming three-bedroom terrace house offers a delightful blend of character and modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious sitting room.

The dining room flows seamlessly into a modern kitchen, which is equipped with all necessary appliances.

You will then find a separate toilet and a bathroom with shower over the bath.

Upstairs, the accommodation comprises a master bedroom providing ample space and natural light and a second double bedroom.

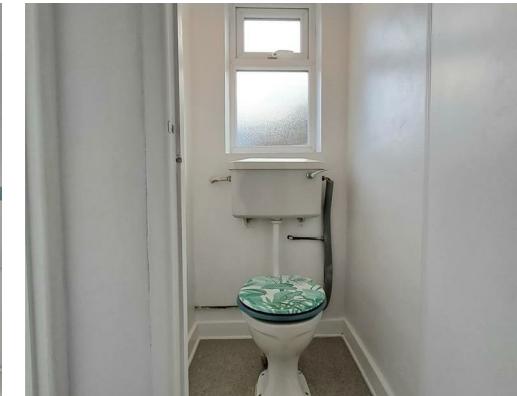
A further third bedroom offers versatility for a home office a third bedroom.

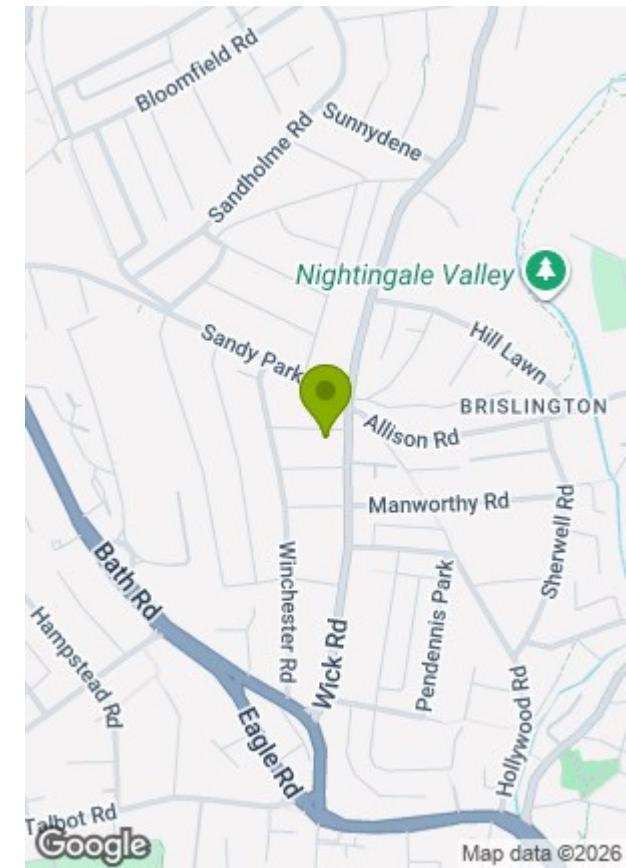
Outside, the property offers a low-maintenance garden.

Situated within walking distance to Sandy park Road amenities, including local shops, cafes, as well as being conveniently close to central Bristol and Temple Meads Train Station, this home is perfectly positioned for both convenience and lifestyle.

Available now.







Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		84	
		66	

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales

EU Directive 2002/91/EC

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