



**7 Bed
House - Mid Terrace
located in**



15 Fourth Avenue
Bristol
BS7 0RN



£5,250

Welcome to 15 Fourth Avenue, your perfect student home that ticks all the boxes. With six generous furnished bedrooms and three modern bathrooms, there's plenty of room for everyone. Available mid-August for the 25/26 UWE student year. Cleaner included with the tenancy and 1gb internet throughout the house.

Enjoy a quick 25-minute walk to UWE, or just a 10 minute bike ride. There is easy access to nearby shops on Filton Avenue and the Abbey Wood retail park. Commuting is a breeze thanks to great transport links (bus and train stations are 5 minutes walk away), and you'll love the convenience of parking for two cars. Outside, you'll find a large garden - ideal for summer barbecues or just hanging out with friends. Best of all, you'll be the very first tenants in this newly refurbished property!

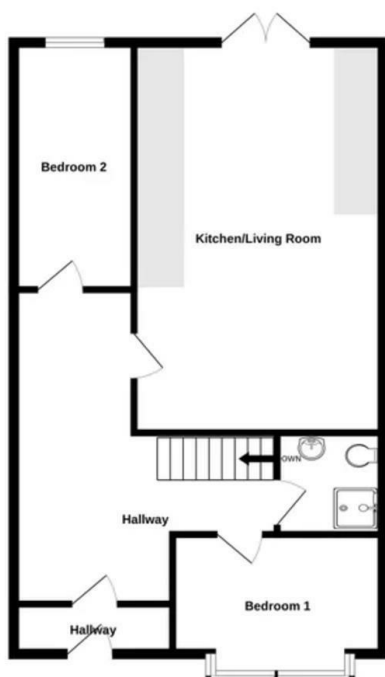
Be the first to enjoy a brand new kitchen with white goods, 2 washing machines and dryers, 3 brand new bathrooms. This house is fully refurbished back to brick and will be immaculate for the first group moving in.

Please Note:
This house is currently undergoing refurbishment. The photos shown are from a similar property owned by the landlord, intended to give you an idea of the finished look. Actual photos of 15 Fourth Avenue will be shared once refurbishment is complete.

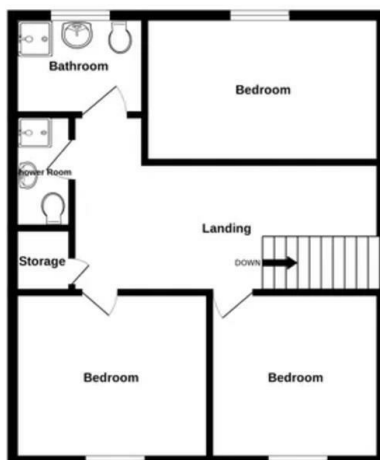
We can arrange viewings on the property for interested parties.



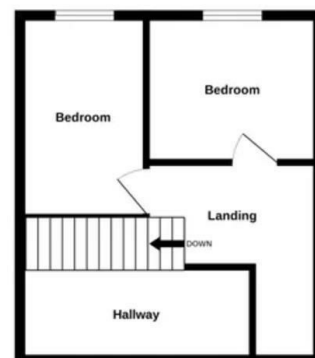
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		
England & Wales	EU Directive 2002/91/EC	

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DIRECTIONS

CONTACT

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