

*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**  
& THE PROPERTY OUTLET



MONTREAL AVENUE  
HORFIELD









## MONTREAL AVENUE

HORFIELD, BS7 0NJ - £1,495 PCM

 2 Bedroom(s)  2 Bathroom(s)  sq ft

\* AVAILABLE NOW \*

MODERN TWO DOUBLE BEDROOM TOWN HOUSE! The Property Outlet are delighted to offer this fantastic home to the rental market. The accommodation comprises ENTRANCE HALLWAY with lovely wood flooring, FIRST FLOOR LANDING, LIVING/DINING ROOM, BALCONY, FITTED KITCHEN & a CLOAKROOM/WC. To the second floor there are TWO DOUBLE BEDROOMS with an EN/SUITE SHOWER ROOM/WC, a further BATH/SHOWER ROOM & WC. This home benefits from having DOUBLE GLAZING & GAS CENTRAL HEATING. Outside there is an INTEGRAL GARAGE along with OFF ROAD PARKING. OFFERED PART FURNISHED with WHITE GOODS that include a GAS HOB/ELECTRIC OVEN, FRIDGE/FREEZER & a WASHING MACHINE. The Property Outlet feel this very well presented home would ideally suit a couple or two professional sharers. Situated just off of Filton Avenue, the property is close to local amenities, shops & public transport routes. Sorry no pets.

Holding Deposit £345.00

### COUNCIL TAX BAND - B

- 764.238 SQFT
- Part Furnished
- Gas Central Heating
- Double Glazing
- Gas Hob/Electric Oven
- Washing Machine
- Fridge/Freezer
- Suit a Couple
- Two Bedroom Town House
- £2019

### PROPERTY SPECIALIST

Mechelle Monks  
m.monks@thepropertyoutlet.com  
Property Management Co-ordinator







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	