

**44 Queens Road, Bristol, BS31 2NN****£1,500 Per Month**

***** PLEASE EMAIL YOUR INTEREST *****

Now Available to Let! This house comprises three bedrooms, one of which is a spacious double, ideal for couples or families. The house also benefits from one reception room, featuring large windows that allow an abundance of natural light to flow through the space.

The kitchen/diner is a standout feature in this property comprising plenty of storage, space and plumbing for a dishwasher and washing machine, space for a fridge/freezer, built in electric oven and hob and offers ample dining space, perfect for family meals or entertaining guests.

Location-wise, the house is ideally situated with excellent public transport links nearby, making commuting a breeze. Families will also appreciate the proximity to local schools, and daily conveniences are all within a short distance thanks to the local amenities.


Adding to the appeal, the property includes the unique feature of off street parking to the front of the property. This house is ideally suited to couples or families looking for a comfortable, convenient home. With its neutral tones and well-thought-out spaces, this property is ready to become your new home.

Floor Plan

Area Map



Energy Efficiency Graph

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

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