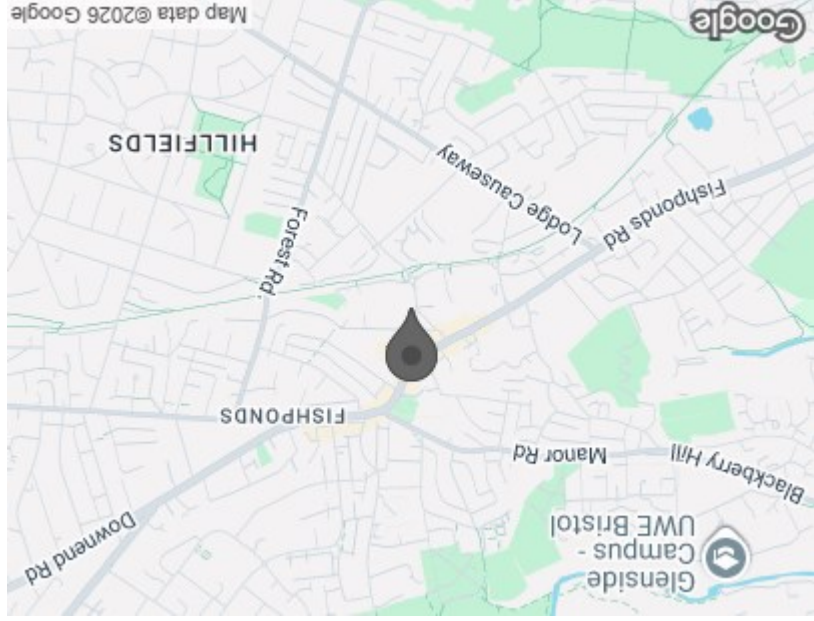




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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





NEW STATION ROAD ROOM 2

FISHPONDS, BRISTOL, BS16 3RS

£475 PER CALENDAR MONTH



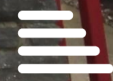
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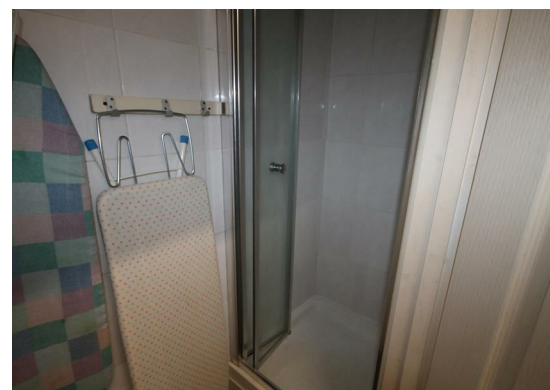
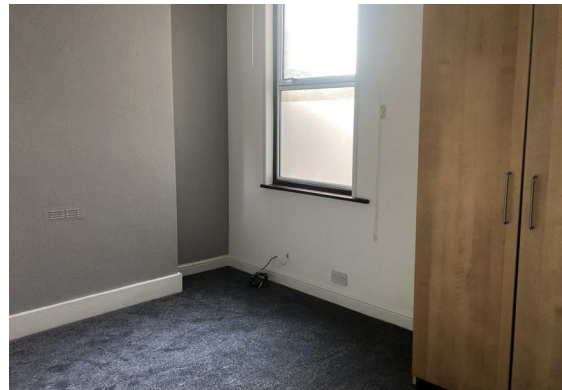


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Vacant Room available now
located in sought after Fishponds.

The room is situated in a shared
Victoria House tucked away just
off the main Fishponds Road and
close to the amenities and shops of
the area including popular
supermarkets.

The main house comprises of two
showers (coin operated), two
toilets and a large kitchen shared
between 5 others. In addition there
is the facility of a washing machine
(coin operated) and a shared
fridge.

The gas, water and Council tax is
included but the electricity is paid
by a coin collection meter within
each room.

Viewings by appointment
Holding Deposit £115.00
Deposit £576.00