



£3,750 Per Month Station Road | Filton | Bristol | BS34 7BX

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Kendall Harper

Nestled on Station Road in the vibrant area of Filton, Bristol, this exceptional six-bedroom house is an ideal residence for students and professionals alike. Its prime location offers convenient access to the University of the West of England (UWE) and major employers such as Airbus and Rolls Royce, making it perfect for those pursuing their studies or placements.

Upon entering, you are greeted by a welcoming entrance hall that leads to a well-equipped utility room and a modern shower room. The ground floor boasts a generously sized double bedroom, complete with a study area, dressing area, and en suite shower room, ensuring comfort and privacy. The spacious lounge/diner is perfect for socialising, while the contemporary kitchen, fitted with all necessary appliances, opens out to a low-maintenance private rear garden, ideal for relaxation or outdoor gatherings.

The first floor features three additional double bedrooms, accompanied by a well-appointed shower room. Ascending to the top floor, you will find two more double bedrooms and another shower room, providing ample space for all residents. Each bedroom is furnished to a high standard, featuring a double bed, wardrobe, chest of drawers, desk, and chair, ensuring a comfortable living environment.

Outside, the property offers a private rear garden that requires minimal upkeep, along with driveway





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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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