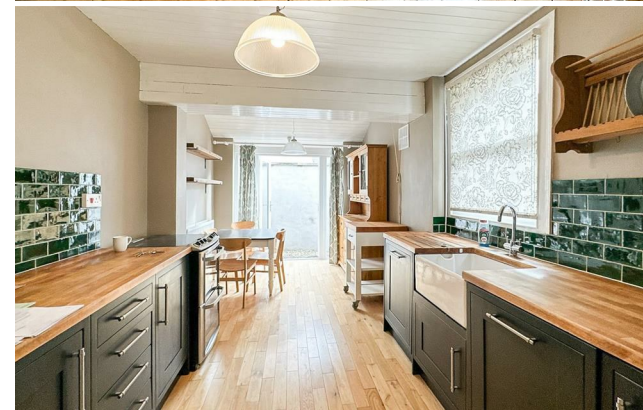




Hill Avenue, Bristol

Hunters offer this beautifully presented two bedroom victorian home opposite Victoria Park

£1,800 Per Month



HUNTERS®
HERE TO GET *you* THERE

Hill Avenue, Bristol

DESCRIPTION

Hunters present to the lettings market this immaculate 2 bedroom victorian home sitting opposite Victoria park. Offered with immediate availability (subject to references) the property is sure to prove ideal for a couple or family looking for a lovely home in this desirable location.

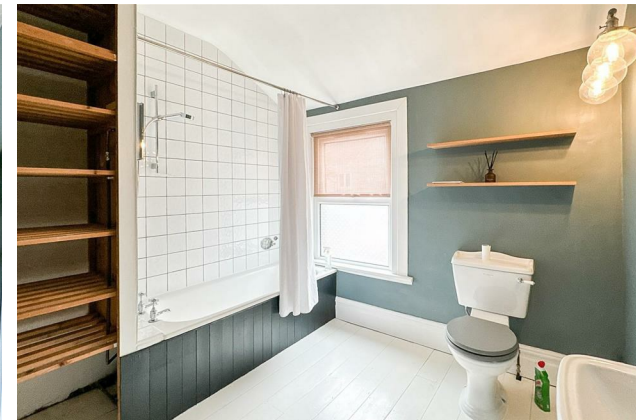
Internally the ground floor offers two reception rooms, sun room and large kitchen/ breakfast room. Upstairs there are two double bedrooms and three piece bathroom. Hill Avenue sits in Victoria Park, a location known for its pretty park and convenient location sitting within walking distance to central Bristol and Temple meads station. The property is available immediately (subject to references).

HOLDING DEPOSIT (equal to one weeks rent) - £415.00

TENANCY DEPOSIT (equal to five weeks rent) - £2,076.00

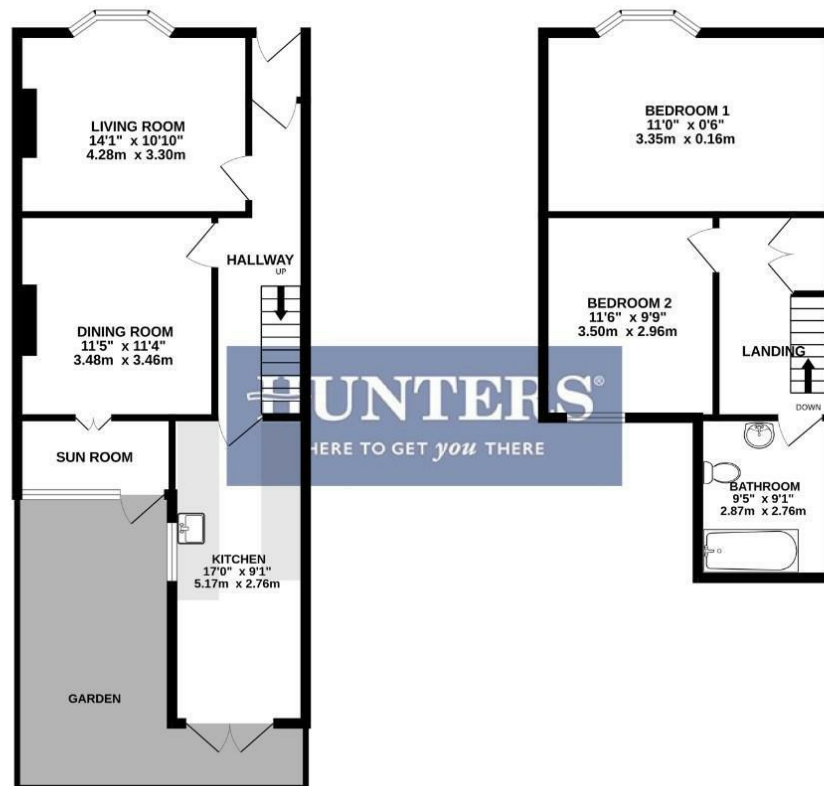
COUNCIL TAX BAND - B

EPC BAND - D - Please see below link for full report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2922-6220-2127-8171>



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Bedminster Lettings Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>



Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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