



£2,700 PCM Barkleys Hill | Stapleton | Bristol | BS16 1AD

www.kendallharper.com | lettings@kendallharper.com

Kendall Harper

STUDENT HOUSE - A superb recently refurbished four bedroom student house situated in a quiet position in Fishponds, with easy access to both Frenchay and Glenside UWE campuses.

The accommodation comprises an entrance hall, a spacious sitting room, a modern kitchen/diner and a spacious double bedroom to the ground floor. On the first floor there is a master bedroom with an en suite shower, two further double bedrooms and a modern bathroom.

To the outside the property benefits from driveway parking for two cars at the front of the house and a private garden to the rear. Further benefits include gas central heating, double glazing and modern furniture throughout. Viewings are highly recommended!





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

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.

