



**£3,125 Per Month** Gloucester Road | Patchway | Bristol | BS34 5BQ

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**Kendall Harper**

Situated on Gloucester Road in the vibrant area of Patchway, Bristol, this recently refurbished six-bedroom student house offers an exceptional living experience tailored for modern student life.

Upon entering, you are welcomed by a spacious entrance hall that leads to a generous downstairs double bedroom. The heart of the home is the light and airy open-plan lounge, kitchen, and dining area, which is designed for both relaxation and socialising. Large patio doors open up to the rear garden, providing a seamless transition between indoor and outdoor living. Additionally, a convenient downstairs WC enhances the practicality of the layout.

Venturing to the first floor, you will find three well-appointed double bedrooms, complemented by a modern shower room that caters to the needs of busy students. The top floor has been thoughtfully converted to include two further spacious double bedrooms, along with an additional shower room, ensuring ample facilities for all residents.

This property comes fully furnished, making it an ideal choice for students seeking a comfortable and stylish home for the 2026/2027 academic year. With its prime location for access to UWE, this house is not just a place to live, but a welcoming environment to thrive in during your studies. Don't miss the opportunity to secure this remarkable student accommodation in Bristol.





| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            | <b>83</b> |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>60</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

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