



urpad

sales & lettings



Welsford Road

, Bristol, BS16 1BS

£2,395 Per Calendar Month



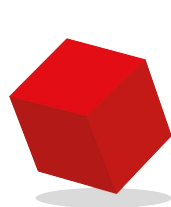
****Calling all Companies & Sharers****

Urpap are delighted to offer this spacious four bedroom home in Bristol. Close to local amenities and major road links this is a must see!

The property has been fully renovated and is available immediately.

Property comprises of large entrance hallway which leads to one of the large bedrooms, living room, shower/wet room and kitchen. The upstairs consists of two large bedrooms a medium sized room and bathroom.

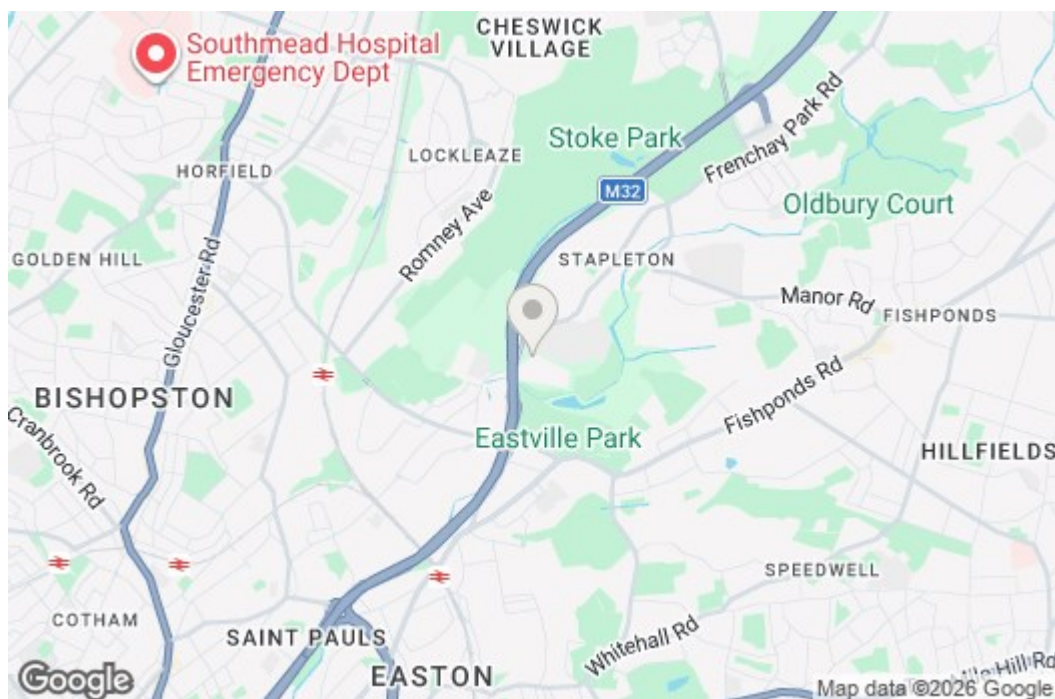




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- Calling all Companies & Sharers
- Large Driveway For Off Street Parking
- Fully Refurbished
- Great Location
- Large Front and Back Gardens
- Available Now



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

154 Henleaze Road, Bristol, BS9 4NB
Tel: 0117 427 0011 Email: Scott.Anderson@urpad.property www.urpad.property