



# Bristol SU Lettings



31 Queensdown Gardens, Knowle, BS4 3JD

£700 PCM



ONE ROOM AVAILABLE\*\*\* from 13th March, this furnished double room is in a charming 2-bed houseshare located in a popular suburb close to the city centre, with excellent bus, cycle, and walking routes. The property features a modern kitchen (no dishwasher), a cosy lounge with a wood-burning stove, a shared bathroom with shower over bath, and a garden. The third bedroom is reserved for the occasionally resident landlord and will remain locked. You'll be sharing with a male Portuguese PhD student finishing his final year (leaving Sept 2026). This setup is ideal for a mature postgraduate or PhD student—no undergraduates, couples, or pets. All bills are included in the rent, with a £100 monthly cap on gas and electricity (any excess split between tenants). Landlord is working away, so the house is shared between the two tenants.

- One room available in House for Post ■ Resident Landlord  
Grads/Mature Students Available 13th March
- Rent includes bills (capped at £100 per month for ■ Furnished  
gas & elec)
- Gas Central Heating & Double Glazed
- Available early October
- Energy Rating C
- Wood burning stove

