



£4,800 PCM The Avenue | Bishopston | Bristol | BS7 9AF

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Kendall Harper

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Nestled in the desirable area of Bishopston, Bristol, this substantial six-bedroom house offers an exceptional living experience, particularly suited for students seeking ample space and convenience. Located on The Avenue, the property is just a stone's throw away from the vibrant amenities of Gloucester Road, providing easy access to shops, cafes, and excellent transport links to both universities.

Upon entering, you are greeted by a spacious entrance hall that leads to a well-appointed WC. The heart of the home features a generous open-plan lounge, kitchen, and dining area, perfect for socialising and entertaining. Additionally, the ground floor boasts a comfortable double bedroom and a study room, ideal for those who require a quiet space for work or study.

Venturing to the first floor, you will find four further double bedrooms, each offering ample space and natural light. A modern bathroom, complete with both a bath and a shower over, caters to the needs of residents. The top floor reveals a delightful loft conversion, which houses a spacious double bedroom accompanied by an en suite shower room, providing a private retreat.

Outside, the property benefits from driveway parking for one vehicle, ensuring convenience for residents and guests alike. The private rear garden is a lovely feature, complete with a patio area, perfect for enjoying the outdoors or hosting gatherings.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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