

# HUNTERS®

HERE TO GET *you* THERE

**31 Church Hill, Bristol, BS4 4LT**

**£1,750 Per Month**

**Property Images**

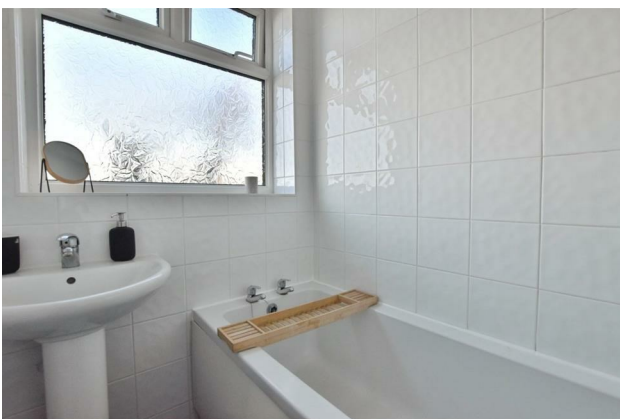




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## Property Images



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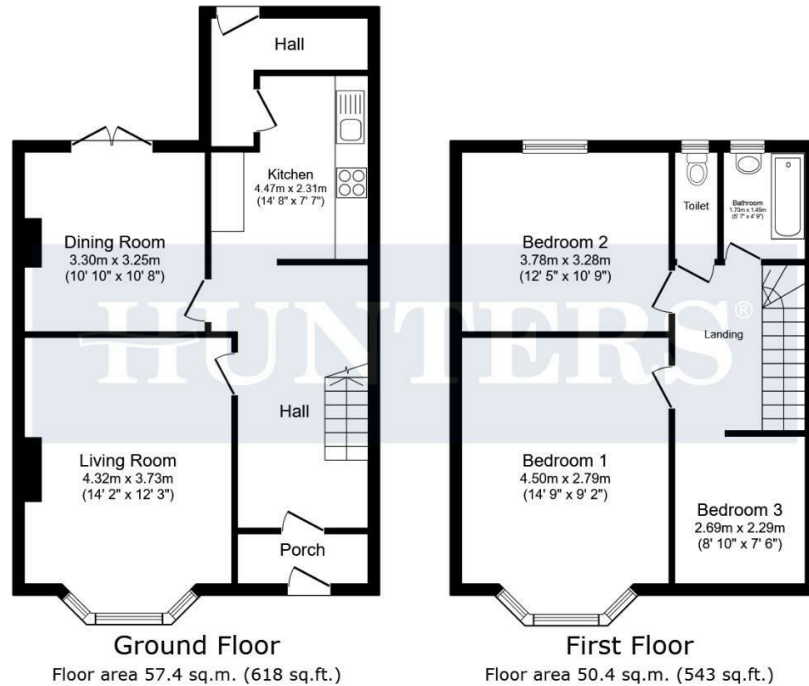
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## Property Images



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Total floor area: 107.8 sq.m. (1,160 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure:

## Summary

Situated in the quiet and desirable area of Church Hill, Bristol, this well-presented mid-terrace house offers comfortable and practical living. The property comprises three generously sized double bedrooms, making it ideal for families or professionals seeking additional space. A bright reception room provides a welcoming area for relaxing or entertaining.

The home is conveniently located close to local schools and benefits from excellent transport links into Bristol, offering easy access to the city centre and surrounding areas.

To the rear, the property features a low-maintenance garden, providing an enjoyable outdoor space without the need for extensive upkeep.

Overall, this property offers a peaceful residential setting while remaining well connected, making it an excellent rental opportunity.

Make this your long term home today.

No students/ sharers

Minimum income requirement £52,500

## Features