



**35 St. Gregorys Road, Bristol, BS7 0NF**  
**£1,950 Per Month**

\*\*\*\*\* PLEASE EMAIL YOUR INTEREST \*\*\*\*\*

Currently undergoing a full redecoration this delightful three double bedroom semi-detached house available for let, set amidst a sought-after location. The property is due to be neutrally decorated throughout ready for the new tenants and offers plenty of space for a family or 3 sharers alike.

At the heart of this residence is a comfortable reception room flooded with natural light through large windows, making it a perfect spot for rest and relaxation.

The property also boasts a highly functional kitchen with ample natural light and generous space for a dining table and chairs and leads onto a sunny rear garden via the patio doors. There is also an additional large built in understairs storage cupboard.

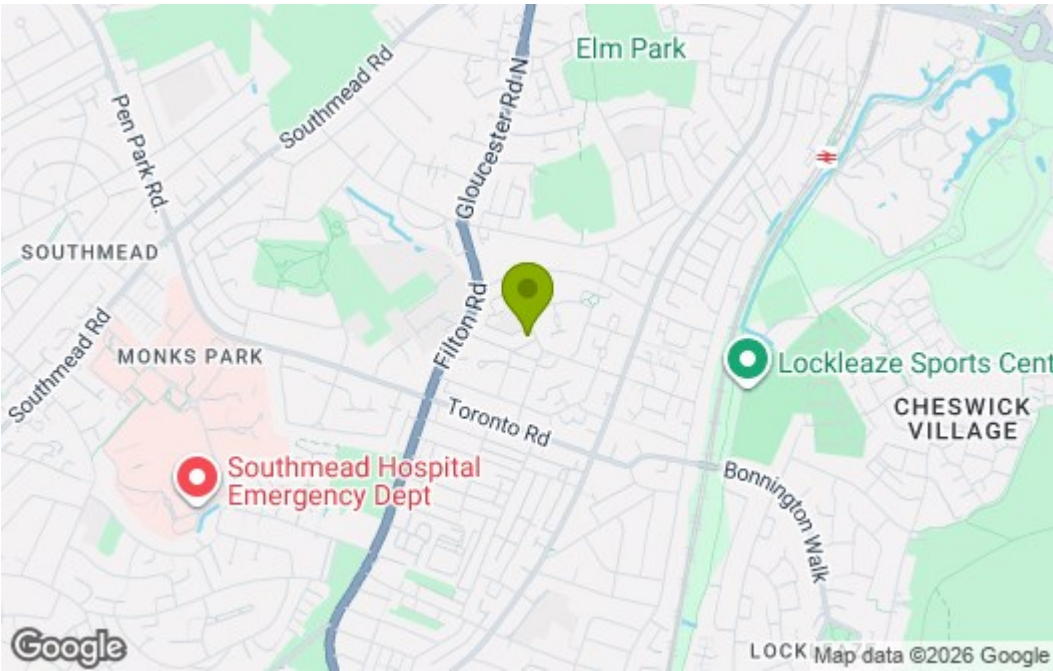
On the first floor are three double bedrooms and a practical bathroom.

The private rear garden is mainly laid to lawn and enclosed by fence panels

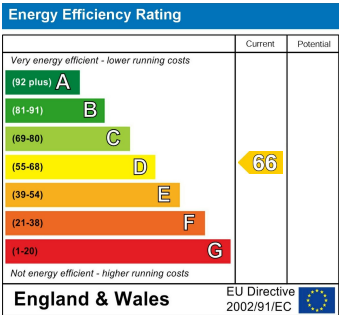
Situated in a prime location, the house offers easy access to public transport links and easy access to Gloucester Road with it's many cafes, bars and restaurants and is within close proximity to Southmead hospital, Airbus and the MOD. allowing for an effortless commute.

Floor Plan

Area Map



Energy Efficiency Graph



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