



**Gazzard Road,
Bristol, BS36 1NR**

PRICE: £1,400 PCM

Property Features

- 3 Bedroom House
- 24' Lounge/Dining Room
- Kitchen & Conservatory
- Garage
- Bathroom & Shower Room
- Available Now
- Unfurnished



Full Description

ENTRANCE HALL

LOUNGE/DINER
24'0" x 12'0" (7.32 x 3.66)

KITCHEN
10'0" x 9'5" (3.05 x 2.87)

CONSERVATORY
9'10" x 6'0" (3 x 1.83)

SHOWER ROOM

LANDING

BEDROOM 1
10'3" x 13'0" (3.12 x 3.96)

BEDROOM 2
10'5" x 10'3" (3.18 x 3.12)

BEDROOM 3
8'0" x 7'2" (2.44 x 2.18)

BATHROOM

FRONT GARDEN

REAR GARDEN

GARAGE

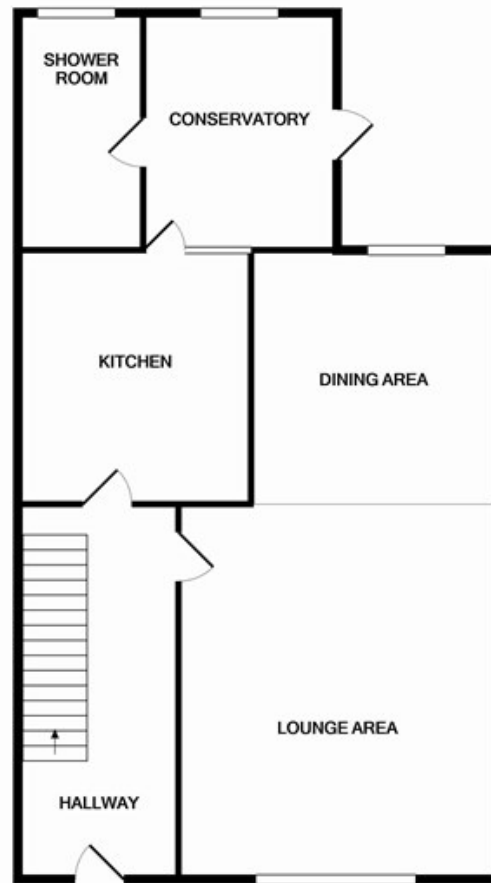




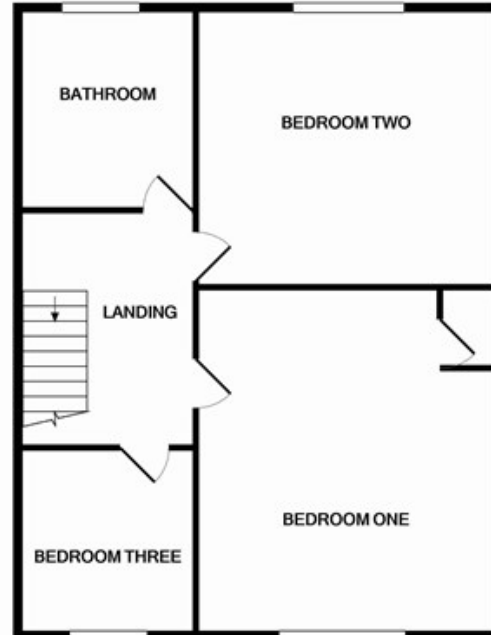
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements