



## 39 St. Lucia Crescent

Horfield, Bristol, BS7 0XR

£1,575 Per month



A well-presented two double bedroom terraced house, with easy access to Southmead Hospital, Horfield Leisure Centre and Gloucester Road which has large variety of pubs, cafes/restaurants and independent shops.

Features include lounge, kitchen/diner with built in appliances, cloakroom, 2 bathrooms, and 2 double bedrooms. Key benefits are central gas heating system, double glazing, access to communal bike and refuse storage, private rear garden, an allocated parking space at the back and free parking on the front.

The ground floor accommodation comprises of living room, w/c, a modern kitchen with integrated appliances and space for dining table and chairs. Sliding patio doors allow access to the rear low maintenance garden.

The first floor has two good sized bedrooms. The master to the front has built in wardrobes/storage and an en-suite with shower, w/c and sink. The second room overlooks the rear garden



