

THE
PROPERTY
OUTLET

Bristol's home for Stylish Sales & Lettings



MONTREAL AVENUE
HORFIELD





MONTREAL AVENUE

HORFIELD, BS7 0NJ - £1,750 PCM

 2 Bedroom(s)
  2 Bathroom(s)
  sq ft

* AVAILABLE 06.09.2025 *

MODERN TWO DOUBLE BEDROOM TOWN HOUSE! The Property Outlet are delighted to offer this fantastic home to the rental market. The accommodation comprises ENTRANCE HALLWAY with lovely wood flooring, FIRST FLOOR LANDING, LIVING/DINING ROOM, BALCONY, FITTED KITCHEN & a CLOAKROOM/WC. To the second floor there are TWO DOUBLE BEDROOMS with an EN/SUITE SHOWER ROOM/WC, a further BATH/SHOWER ROOM & WC. This home benefits from having DOUBLE GLAZING & GAS CENTRAL HEATING. Outside there is an INTEGRAL GARAGE along with OFF ROAD PARKING. OFFERED PART FURNISHED with WHITE GOODS that include a GAS HOB/ELECTRIC OVEN, FRIDGE/FREEZER & a WASHING MACHINE. The Property Outlet feel this very well presented home would ideally suit a couple or two professional sharers. Situated just off of Filton Avenue, the property is close to local amenities, shops & public transport routes. Sorry no pets.

Holding Deposit £403.84

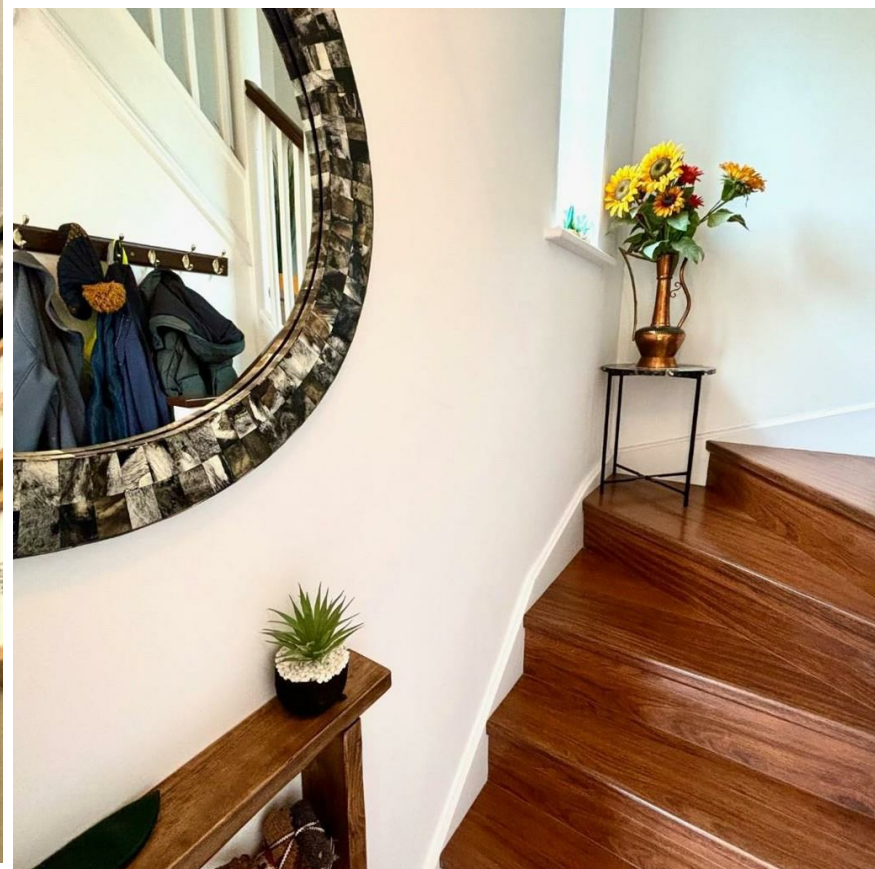
COUNCIL TAX BAND - B

- Two Bedroom Town House
- Part Furnished
- Gas Central Heating
- Double Glazing
- Gas Hob/Electric Oven
- Washing Machine
- Fridge/Freezer
- Suit a Couple
- Suit Two Sharers
- Very Well Presented

PROPERTY SPECIALIST

Mechelle Monks
m.monks@thepropertyoutlet.com
 Property Management Co-ordinator





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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 