

*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**  
& THE PROPERTY OUTLET



SANDLING AVENUE





## SANDLING AVENUE

, BS7 0HT - £3,702 PER CALENDAR MONTH



6 Bedroom(s)



2 Bathroom(s)



1571.54 sq ft

\* AVAILABLE 01.07.2026 \*

REFURBISHED SIX BEDROOM STUDENT HOUSE! The Property Outlet are delighted to offer to the student rental market this SPACIOUS & WELL PRESENTED END OF TERRACED HOUSE that is situated within Horfield. The accommodation is arranged over TWO FLOORS & includes SIX DOUBLE BEDROOMS, with a FITTED KITCHEN/DINING ROOM, 2X BATH/SHOWER ROOMS & WC. WHITE GOODS INCLUDE, WASHING MACHINE, FRIDGE/FREEZER, TUMBLE DRYER, DISHWASHER, MICROWAVE & ELECTRIC COOKER. Benefits include GAS CENTRAL HEATING, DOUBLE GLAZING & OFF ROAD PARKING. Close to LOCAL AMENITIES, BARS, RESTAURANTS and CAFES on Gloucester Road, HORFIELD SPORTS CENTRE & PUBLIC TRANSPORT. Good access for UWE & THE CITY CENTRE. Sorry no pets.

Holding Deposit £854.30

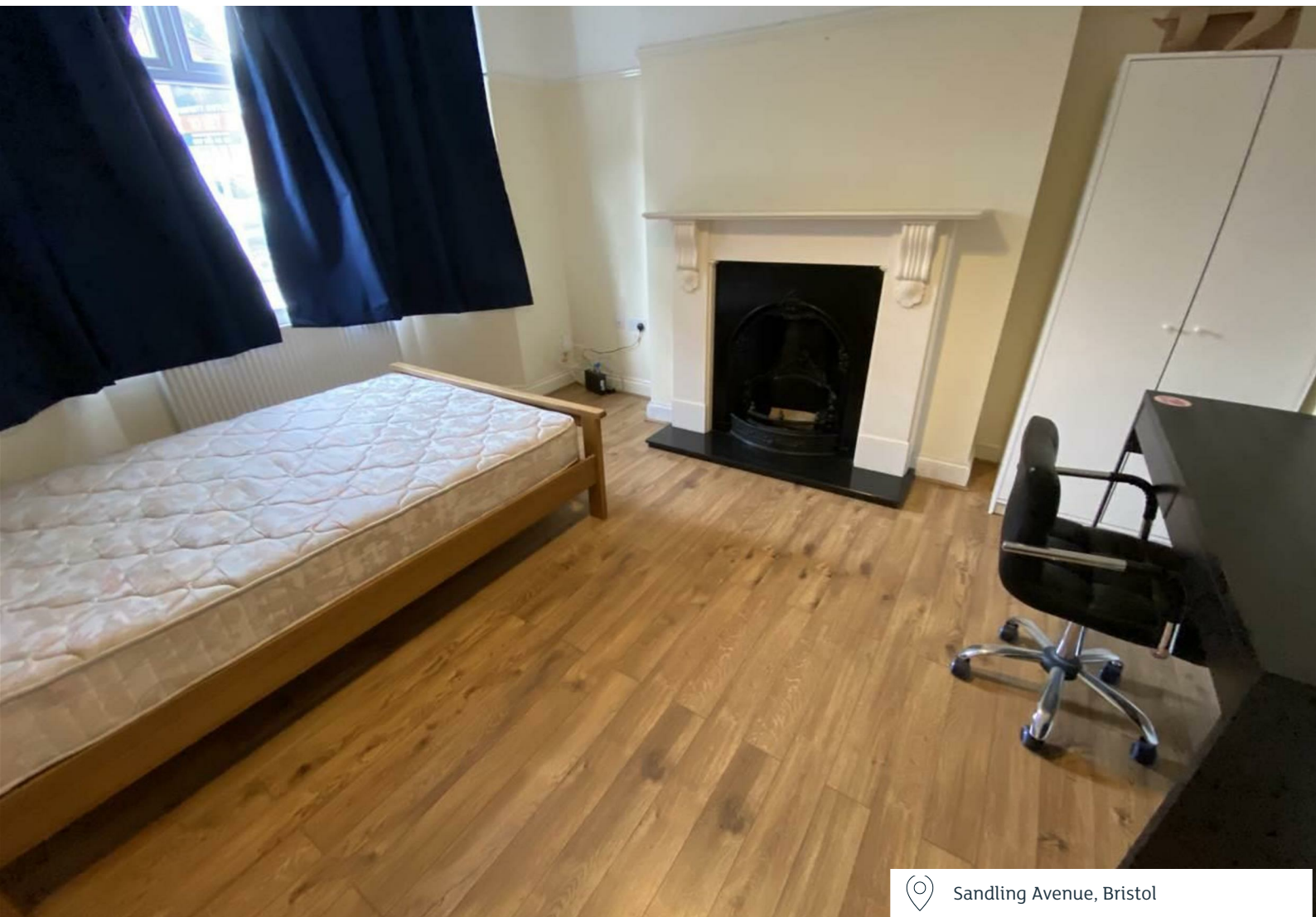
### COUNCIL TAX BAND - D

- 1571 SQ FT
- Student property
- Furnished
- Available summer 2026
- Well presented

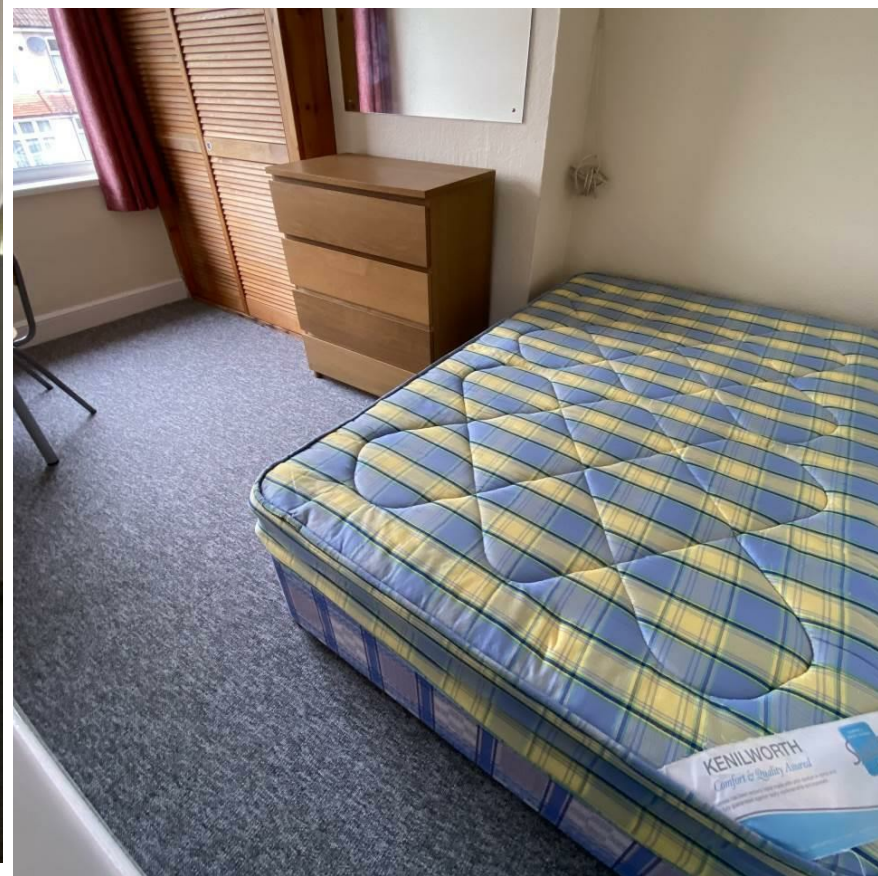
### PROPERTY SPECIALIST

Miss Aaliyah McLoughlin  
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Sales & Lettings Consultant





 Sandling Avenue, Bristol



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>81</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>64</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  |           |