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## John Street

St. Werburghs, Bristol, BS2 9UE

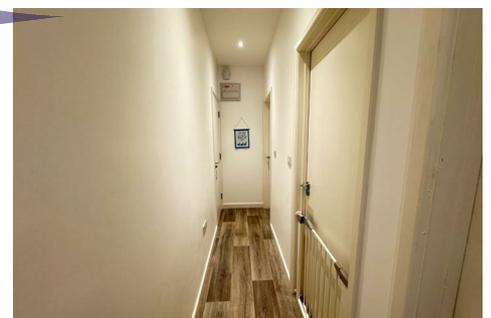
£1,450



Lets Rent Are Proud To Present This Two Bedroom Ground Floor Flat, Situated on John Street, Saint Werburghs, This Property comprises of X2 Spacious Double Bedrooms with Modern Fitted bathroom, Open Plan Kitchen/ Lounge Area With White Goods, This Property Also Benefits with Carpets and vinyl flooring Throughout, Boasting from High Ceilings, UPVC Double Glazed Windows, Gas Central Heating, Garden to rear, Council tax is included with the rental

Close To Local Shops & amenities, Minutes Away From M32, 5 Minute Walk To St Werburghs Farm, Students and couples welcome, or single occupants, Available NOW

EPC Rating - C  
Council Tax Band B (included with the rent)



## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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