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## John Street

St Werburghs, Bristol, BS2 9UE

**£1,600 PCM**

Lets Rent are pleased to offer this Recently BUILT 2 BEDROOM House in the sought after location of ST WERBURGH'S. Finished to an Extremely HIGH Standard throughout, this property comprises of an OPEN PLAN Kitchen/Living Area with WHITE GOODS, Sockets with USB ports and plenty of STORAGE, 2 x GOOD-SIZED DOUBLE BEDROOMS, Bathroom with ELECTRIC SHOWER plus EXTRA DOWNSTAIRS W/C. To the rear of the property you will find a private COURTYARD area. This MODERN House will make the Perfect Family home. Ideal for Couples or Sharers. Close to plenty of local independent businesses including SHOPS and CAFE, St Werburghs FARM. Minutes away from Cabot Circus, City Centre and M32. This property is offered UNFURNISHED with WHITE GOODS. AVAILABLE EARLY September 2024.

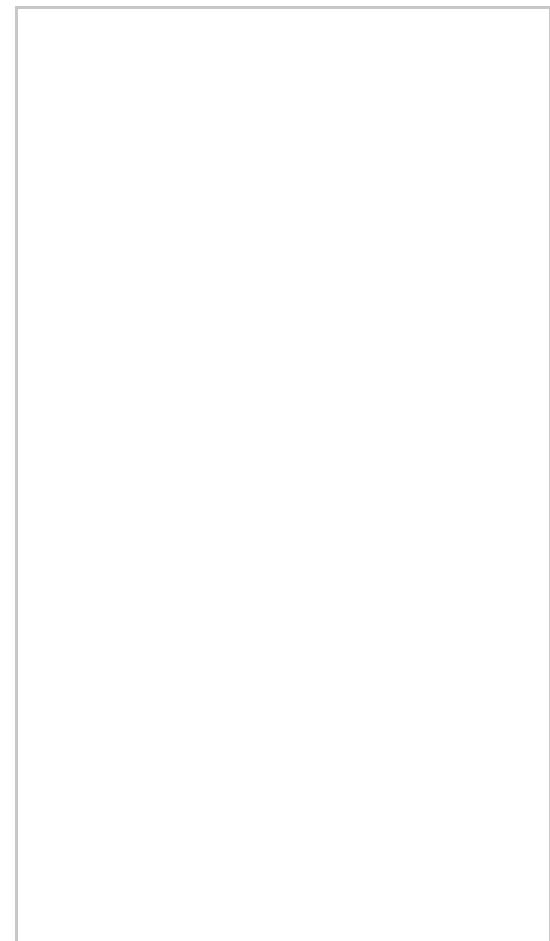
EPC RATING- B  
Council Tax Band A



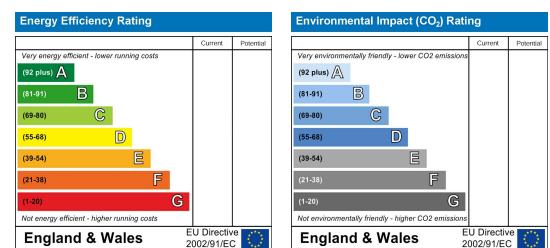
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.