



## 35 Embassy Road (H)

Whitehall, Bristol, BS5 7DZ

£2,550 Per Month



Nestled in the prestigious Embassy Road of Whitehall, Bristol, this charming semi-detached house is a true gem waiting to be discovered. Boasting 4 cosy bedrooms and an additional office room, this property offers versatile living spaces that can cater to various needs.

Whether you are a student looking for a comfortable abode or a group of sharers seeking a convenient and well-appointed residence, this house has the potential to be the perfect fit for you. The location is ideal for those who appreciate a blend of tranquillity and accessibility, with its proximity to essential amenities and transport links.

Imagine coming home to a welcoming space where you can unwind after a long day - this property offers just that and more. With a well-designed layout and a bathroom to cater to your needs, this house is a place where you can truly make your mark and create lasting memories.



### 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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