



131 Newbridge Road, Bristol, BS4 4DR

£1,700 PCM

- Three Bedroom House
- Three Bedrooms
- Low Maintenance Garden
- Council Tax Band -B
- Security deposit £1961
- Recently Refurbished
- Separate Dining Room
- EPC - C
- Holding deposit £392

Available now!!

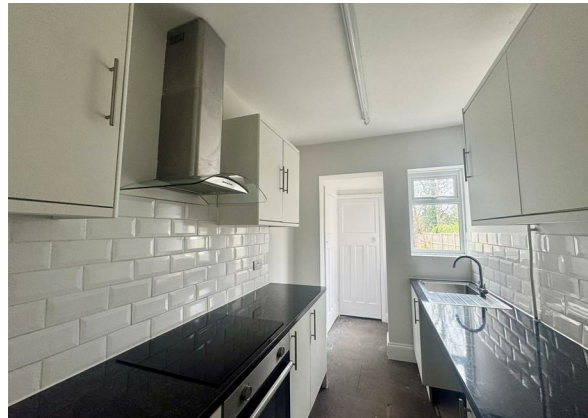
Recently refurbed three bedroom family house.

This Victorian terrace house boasts one reception room, kitchen and separate dining area, three bedrooms, a family bathroom providing ample space for comfortable living.

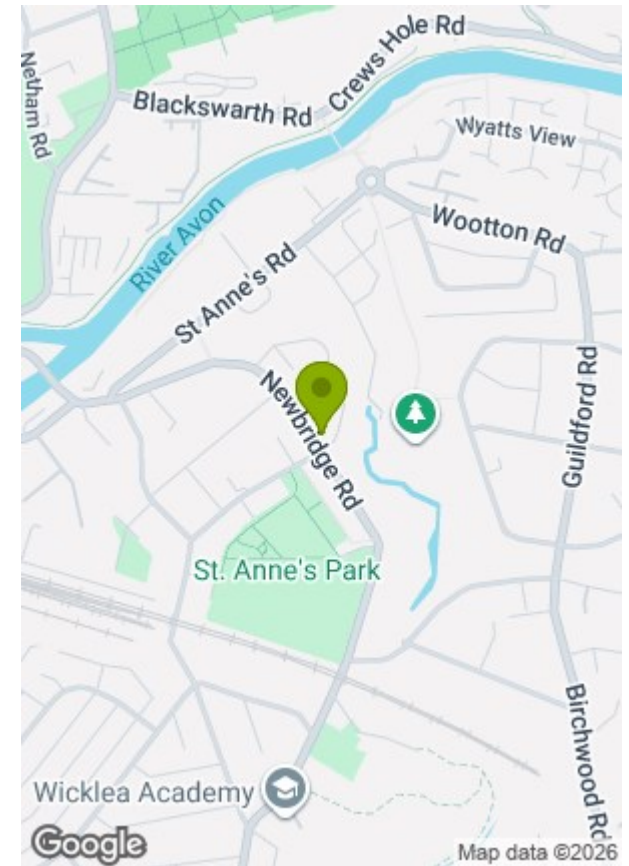
The property features a delightful garden that requires minimal upkeep, allowing you to enjoy outdoor space.

Located in Brislington, you'll have easy access to local amenities, schools, and transport links, making it a convenient location for both families and professionals. Don't miss the opportunity to make this lovely house your new home in Bristol.

Council Tax Band B  
EPC C







| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 70                      | 88        |
|   | EU Directive 2002/91/EC |           |
|   | England & Wales         |           |

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.