

72 Sandholme Road, Bristol, BS4 3RY

£1,600 Per Month

- Two double bedrooms house
- Fully furnished
- Council Tax B
- Short walk to amenities of Sandy Park Road
- Holding deposit £392
- Ideal for a professional couple or small family
- Lovely low maintenance garden
- EPC D
- Security deposit £1961

Nestled in the vibrant area of Brislington, Bristol, this charming two-bedroom fully furnished terrace house offers a delightful blend of character and modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious sitting room. The dining room flows seamlessly into the updated modern kitchen, which is equipped with all necessary appliances.

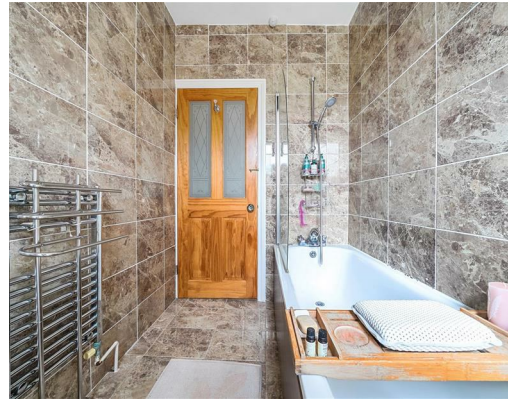
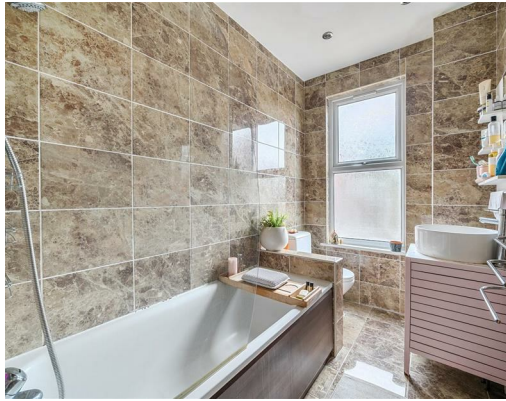
Upstairs, the accommodation comprises a master bedroom providing ample space and natural light. A further double bedroom offers versatility for a second bedroom or a home office, while the bathroom features a shower over the bath.

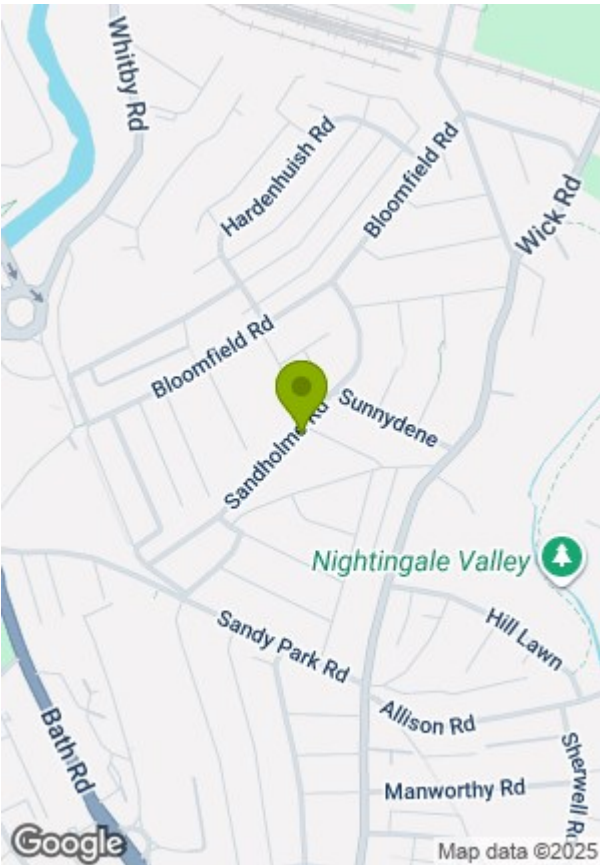
Outside, the property offers a low-maintenance garden.

Situated within walking distance to Sandy park Road amenities, including local shops, cafes, as well as being conveniently close to central Bristol and Temple Meads Train Station, this home is perfectly positioned for both convenience and lifestyle.

Available beginning of October.







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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