



47 Sydenham Road, Bristol , BS4 3DG

£1,550 Per Month



- Two Double Bedrooms
- Dining Room
- Bathroom with Shower
- Double Glazing
- Deposit = £1788
- Living Room
- Kitchen with Appliances
- Enclosed Rear Garden
- Gas Central Heating
- Holding Fee = £357

Available 21st February

\*\* Sorry no Pets, students or sharers \*\*

A lovely spacious 2 bedroom mid-terraced property in a desirable Totterdown location. The property is unfurnished and boasts 2 double bedrooms, large family bathroom with shower, living room, dining room, fitted kitchen with appliances, enclosed rear garden, gas central heating and double glazing.

EPC Rating- E  
Council Tax Band - B











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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