



47 Sydenham Road, Bristol , BS4 3DG

£1,500 Per Month

- Two Double Bedrooms
- Dining Room
- Bathroom with Shower
- Double Glazing
- Deposit = £1730
- Living Room
- Kitchen with Appliances
- Enclosed Rear Garden
- Gas Central Heating
- Holding Fee = £346

Available 21st February

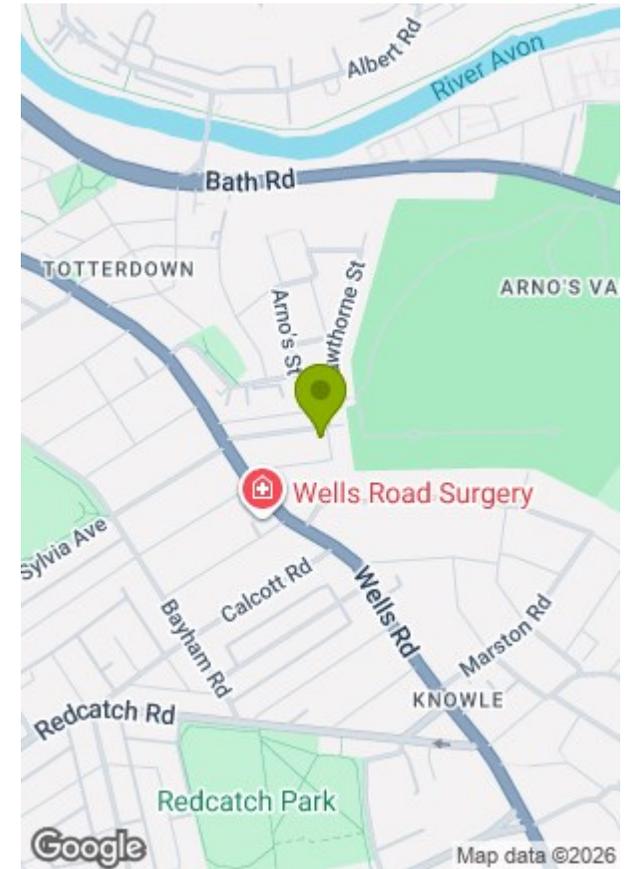
** Sorry no Pets, students or sharers **

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	85
England & Wales	EU Directive 2002/91/EC	

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

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.