



91 Walsh Avenue, Bristol , BS14 9SQ

£1,650 PCM



- Deposit £1903
- Semi-Detached Home
- Newly Renovated
- Fitted Kitchen with Hob & Oven
- Sizeable Garden
- Holding deposit £380
- Three Bedrooms
- Open Plan Living
- Upstairs Bathroom
- Close To Schools

Available now

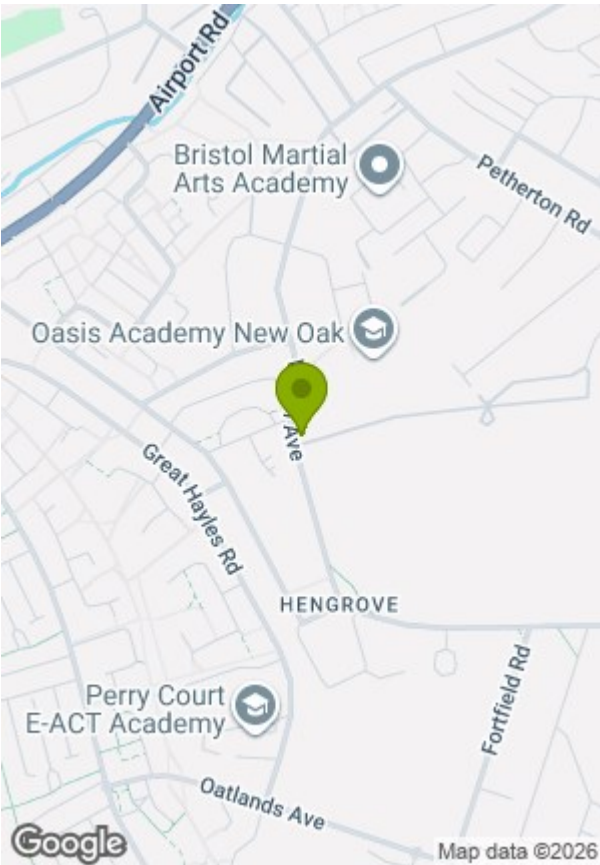
**\*\*Sorry no students\*\***

A fantastic three bedroom house located on Walsh Avenue in Hengrove, backing onto the green playing fields of Oasis Academy. This property has been recently renovated and has been finished to a superb standard, comprising a welcoming entrance hallway and a light & airy sitting room which has flowing access to the kitchen diner. The kitchen has plenty of storage including a pantry, integrated hob & oven and sliding doors to the conservatory that has access to the garden. Upstairs, there are two double bedrooms, a further single room with ample storage and a white bathroom suite. There is an enclosed garden to the front of the property and a sizeable garden to the rear which would suit someone who is green fingered!

Energy Rating - D  
Council Tax Band - C







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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